

38 Gray Street (Matthew Urcioli)  
Submission for 10/27/2022 Formal Hearing

Application 1 – SIDING

**Pages 1-3 Original Application Dated 9/13/2022 (Since Revised)**

Pages 4-6 Revised Application Received 10/25/2022

Pages 7 – 53 Accompanying Documentation on Siding

**Pages 54-69 GRAYNE Siding Info Previously Received To Be Disregarded  
(per 10/25/2022 applicant request)**

Application 2 – RAILINGS

**Pages 70-72 Original Application Dated 8/15/22, revised 9/13/2022 (Since Revised)**

Pages 73-75 Revised Application Received 10/25/2022

Pages 76-83 Accompanying Documentation on Railings

Application 3 – WINDOWS

**Pages 84-86 Original Application Dated 9/13/2022 (Since Revised)**

Pages 87-89 Revised Application Received 10/25/2022

Pages 90-151 Accompanying Documentation on Windows

Application 4 – CHIMNEY

**Pages 152-154 Original Application Dated 9/14/2022 (Since Revised)**

Pages 155-157 Revised Application Received 10/25/2022

Pages 158-212 Accompanying Documentation on Chimney

Application 5 – ROOF AND GUTTERS

Pages 213-215 New Application Received 10/25/2022

Page 216 Copy of Original CONA Issued 6/28/2022

# Application #1 SIDING



## Arlington Historic District Commissions

### Application for Certificate

(Read attached instructions  
before completing form)

**Certificate Requested:**

- Appropriateness** – for work described herein
- Minor project    Major Project    Demolition
- Non-Applicability** – for the following reason(s):
- Not subject to public view
  - Maintenance, repair, or replacement using same design and materials
  - Proposed change specifically excluded from review under Bylaw
  - Other:
- Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

SEE REVISED  
APPLICATION

**General Information:**

 Property Address 38 Gray St Arlington Ma 02476

 District Jason

 Owner(s) Matthew Urciuoli

 Email realtormattu@gmail.com

 Owner's Phone (h) 6172813476

(w) \_\_\_\_\_

(fax) \_\_\_\_\_

 Owner's Address 38 Gray ST Arlington MA 02474

Applicant (if not Owner) \_\_\_\_\_

Applicant's Phone (h) \_\_\_\_\_

(w) \_\_\_\_\_

(fax) \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Applicant's Relationship to Owner \_\_\_\_\_

 Contractor Rubicon Construction

Phone (617) 936-5888

Architect \_\_\_\_\_

Phone \_\_\_\_\_

 Dates of Anticipated Work: Start 12/1/22 Completion 3/1/23

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

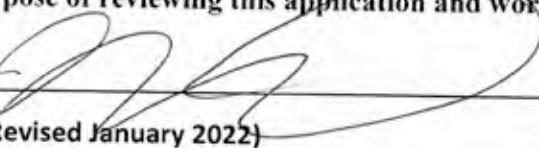
Replace Cedar Siding with Grayne Composite siding

Replace wood trim with composite trim(pvc)

**Required Documentation Acknowledgement:** (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

 Owners Signature(s): 

 Date: 9/13/22

Certificate Application (Revised January 2022)

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**Types of Certificates:**

**Certificate of Appropriateness** – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

**Minor Projects:** doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

**Major Projects:** new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

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**Application Deadlines:** The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

**Minor Projects: 7 calendar days prior to scheduled hearing**

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In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month. Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

**Contact Information: Additional information is available at:** [arlingtonhistoricdistrict.com](http://arlingtonhistoricdistrict.com). Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, [ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us), (781) 316-3265. Any additional questions can be addressed to the Commissions' Chair Stephen Makowka at [ahdcchair@town.arlington.ma.us](mailto:ahdcchair@town.arlington.ma.us). **CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.**

**SEE REVISED  
APPLICATION**

## ARLINGTON HISTORIC DISTRICT APPLICATION

### Supporting Documentation Checklist

Property Address 38 Gray St Arlington MA 02476District JasonApplicant's Name Matthew UrciuoliEmail realtormattu@gmail.comApplicant's Phone (Day) 617-281-3476

(Mobile)

**For Minor Projects or  Certificate of Non-Applicability**

**Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

**Manufacturer's literature and specifications sheets describing the proposed feature(s)**

**Description of how the proposed work is either compatible with the District or Non-Applicable**

**For Major Projects**

**Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

**Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

**O Plans**

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

**O Elevations of building facades- identify:**

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

**O Wall sections (especially showing projecting features such as bays, balconies, porches, additions)**

**O Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)**

**O Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)**

**O For projections, additions and new construction also include:**

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan-existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

**Manufacturers' literature and specification sheets describing the proposed components**

**Suggested Supporting Submittals: Model; Physical Samples**

**Description of how the proposed work is compatible with the District.**

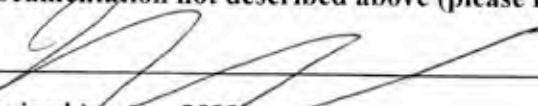
**For Demolition**

**Statement of current state of existing structure and reason for demolition**

**Statement of the historic significance of the structure**

**Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

**Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s): Date: 9/19/22

Certificate Application (Revised January 2022)



# Arlington Historic District Commissions

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Replace Cedar Siding with Grayne Composite siding

Replace wood trim with composite trim(pvc)

Replace cedar siding and roofing with Hardi Cedar style siding as presented by Anthony Vogel in rendering

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Certificate Application (Revised January 2022)

|                          |
|--------------------------|
| For Commission Use Only: |
| Date Rec: _____          |
| Hearing Date: _____      |
| Certificate #: _____     |
| Monitor: _____           |

**REVISED  
APPLICATION  
RECEIVED  
10-25-2022**

**REVISED  
APPLICATION  
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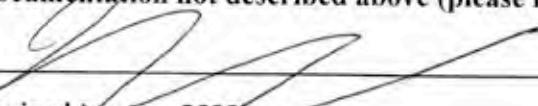
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Applicants Signature(s): 

Date: 9/19/22

Certificate Application (Revised January 2022)



# 38 Gray Street Arlington, MA 02476

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[VIEW 3D MODEL](#)

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**PROPERTY ID: 7139933**  
GRAY  
16 AUG 2022



# 38 Gray Street, Arlington, MA SUMMARY

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| <b>Areas</b>         | <b>Siding</b>              | <b>Other</b>               |
|----------------------|----------------------------|----------------------------|
| Facades              | 2847 ft <sup>2</sup>       | 1147 ft <sup>2</sup>       |
| Openings             | 400 ft <sup>2</sup>        | 60 ft <sup>2</sup>         |
| Trims*               | 203 ft <sup>2</sup>        | 106 ft <sup>2</sup>        |
| Unknown (no photos)* | 108 ft <sup>2</sup>        | 81 ft <sup>2</sup>         |
| <b>Total</b>         | <b>3558 ft<sup>2</sup></b> | <b>1394 ft<sup>2</sup></b> |

\*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

| <b>Openings</b> | <b>Siding</b> | <b>Other</b> |
|-----------------|---------------|--------------|
| Quantity        | 30            | 8            |
| Tops Length     | 68' 7"        | 22' 10"      |
| Sills Length    | 72' 7"        | 29' 9"       |
| Sides Length    | 200' 10"      | 34' 9"       |
| Total Perimeter | 341' 11"      | 87' 5"       |

| <b>Corners</b> | <b>Siding</b> | <b>Other</b> |
|----------------|---------------|--------------|
| Inside Qty     | 13            | -            |
| Inside Length  | 61' 5"        | -            |

| <b>Accessories</b> | <b>Siding</b>     | <b>Other</b>      |
|--------------------|-------------------|-------------------|
| Shutter Qty        | 0                 | 0                 |
| Shutter Area       | 0 ft <sup>2</sup> | 0 ft <sup>2</sup> |
| Vents Qty          | 0                 | 0                 |
| Vents Area         | 0 ft <sup>2</sup> | 0 ft <sup>2</sup> |

| <b>Trim</b>   | <b>Siding</b> | <b>Other</b> |
|---------------|---------------|--------------|
| Level Starter | 399' 8"       | 450' 4"      |
| Sloped Trim   | 93' 10"       | 24' 8"       |
| Vertical Trim | 292'          | 487' 5"      |

| <b>Roofline</b>     | <b>Length</b> | <b>Avg. Depth</b> | <b>Soffit Area</b>  |
|---------------------|---------------|-------------------|---------------------|
| Eaves Fascia        | 239' 8"       | -                 | -                   |
| Level Frieze Board  | 255' 5"       | 1' 7"             | 336 ft <sup>2</sup> |
| Rakes Fascia        | 179'          | -                 | -                   |
| Sloped Frieze Board | 181' 2"       | 4"                | 41 ft <sup>2</sup>  |

## SIDING WASTE TOTALS

| <b>Siding &amp; Trim Only*</b>          | <b>Area</b>          | <b>Squares</b>                 |
|---|----------------------|--------------------------------|
| Zero Waste                              | 3156 ft <sup>2</sup> | 31 <sup>3</sup> / <sub>4</sub> |
| + 10%                                   | 3471 ft <sup>2</sup> | 34 <sup>3</sup> / <sub>4</sub> |
| + 18%                                   | 3725 ft <sup>2</sup> | 37 <sup>1</sup> / <sub>2</sub> |
| <b>+ Openings &lt; 20ft<sup>2</sup></b> | <b>Area</b>          | <b>Squares</b>                 |
| Zero Waste                              | 3521 ft <sup>2</sup> | 35 <sup>1</sup> / <sub>2</sub> |
| + 10%                                   | 3871 ft <sup>2</sup> | 38 <sup>3</sup> / <sub>4</sub> |
| + 18%                                   | 4157 ft <sup>2</sup> | 41 <sup>3</sup> / <sub>4</sub> |
| <b>+ Openings &lt; 33ft<sup>2</sup></b> | <b>Area</b>          | <b>Squares</b>                 |
| Zero Waste                              | 3542 ft <sup>2</sup> | 35 <sup>1</sup> / <sub>2</sub> |
| + 10%                                   | 3894 ft <sup>2</sup> | 39                             |
| + 18%                                   | 4181 ft <sup>2</sup> | 42                             |

\*The first three rows of the Siding Waste Factor table are calculated using the total ft<sup>2</sup> of siding facades, ft<sup>2</sup> of trim touching siding, and ft<sup>2</sup> of unknowns touching siding.

PROPERTY ID: 7139353  
GRAY

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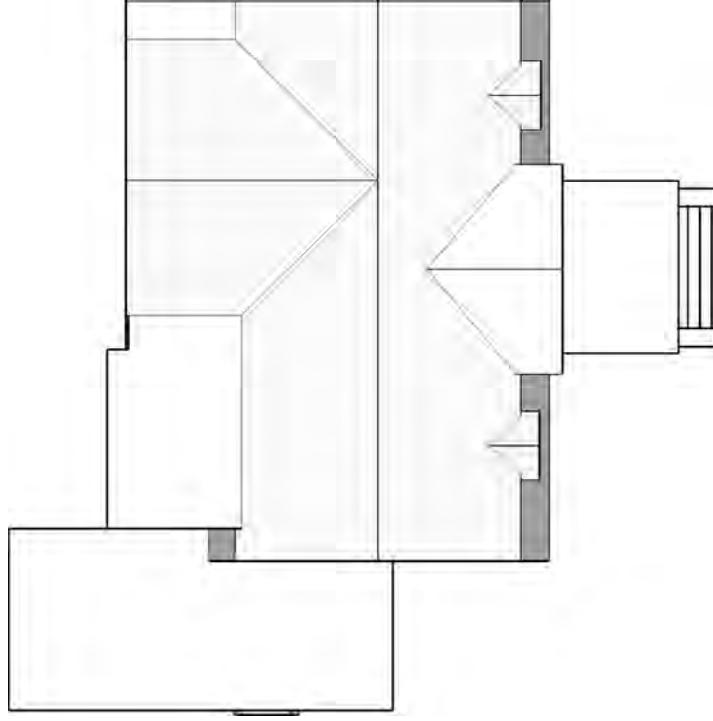


## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA ROOF SUMMARY

9

| <b>Roof</b>         | <b>Area</b>          | <b>Total</b> | <b>Length</b> |
|---------------------|----------------------|--------------|---------------|
| Roof Facets         | 2911 ft <sup>2</sup> | 22           | -             |
| Ridges / Hips       | -                    | 8            | 86' 3"        |
| Valleys             | -                    | 13           | 123' 10"      |
| Rakes               | -                    | 17           | 179'          |
| Eaves               | -                    | 29           | 239' 8"       |
| Flashing            | -                    | 17           | 75' 2"        |
| Step Flashing       | -                    | 25           | 68' 10"       |
| Drip Edge/Perimeter | -                    | -            | 418' 8"       |



\* Only top 4 values shown. Reference Roof Pitch page for all values.

### Example Waste Factor Calculations

|                | <b>Zero Waste</b>    | <b>+5%</b>           | <b>+10%</b>          | <b>+20%</b>          |
|----------------|----------------------|----------------------|----------------------|----------------------|
| <b>Area</b>    | 2911 ft <sup>2</sup> | 3057 ft <sup>2</sup> | 3202 ft <sup>2</sup> | 3348 ft <sup>2</sup> |
| <b>Squares</b> | 29½                  | 30½                  | 32½                  | 33½                  |
|                |                      |                      |                      | 35                   |

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

PROPERTY ID: 7139333  
GRAY

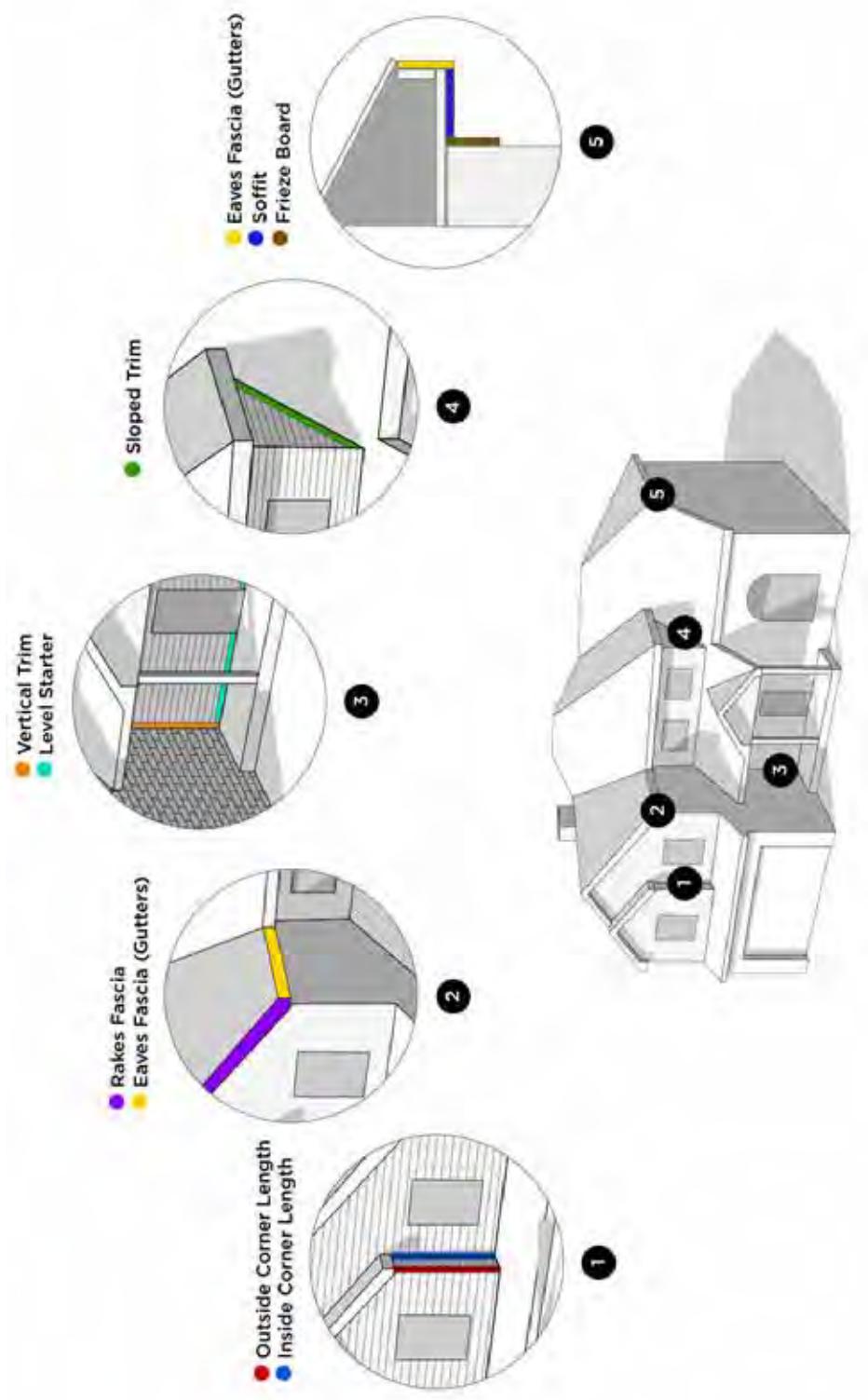
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# 38 Gray Street, Arlington, MA

MEASUREMENT KEY

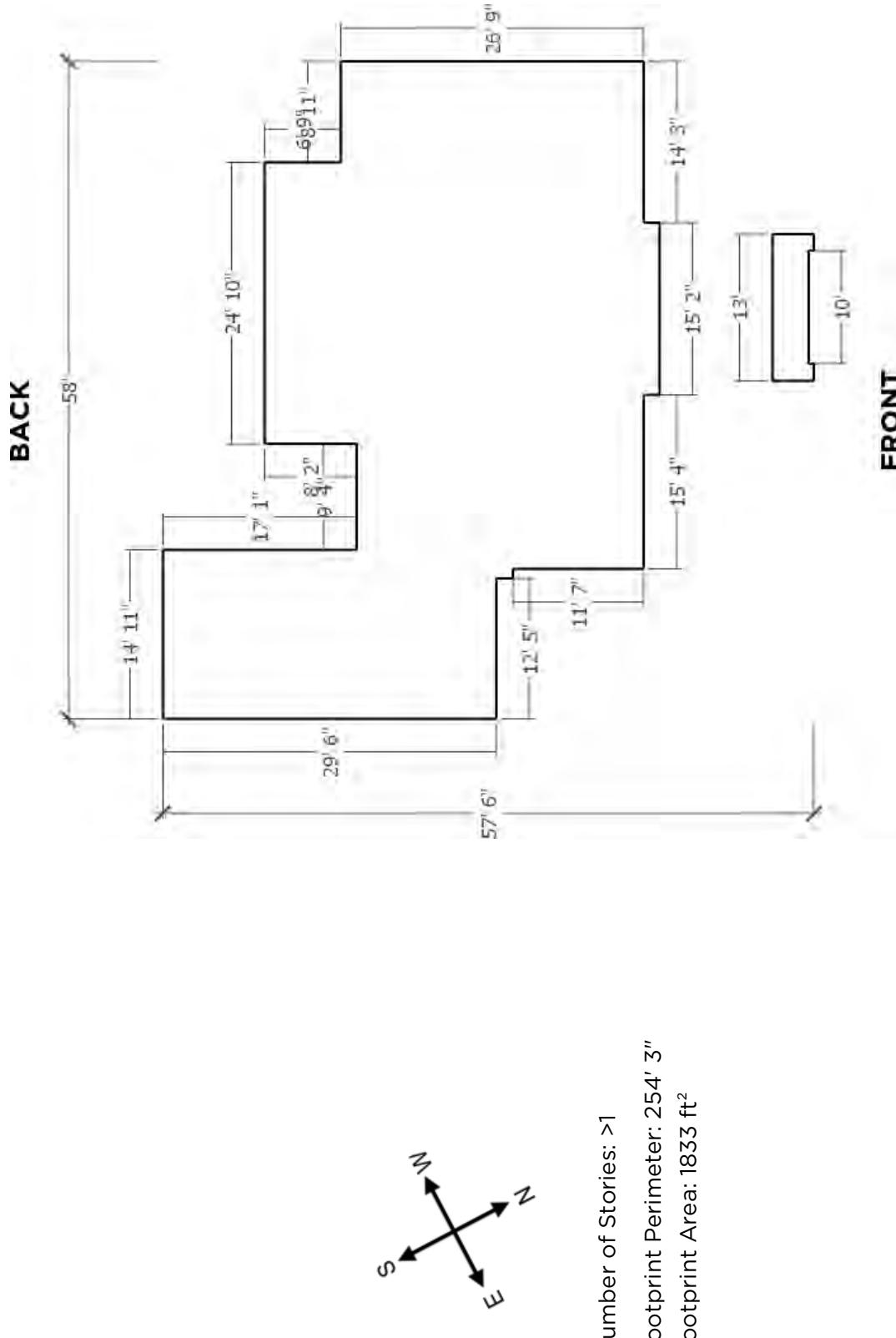
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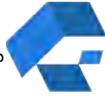


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PROPERTY ID: 7139933  
GRAY

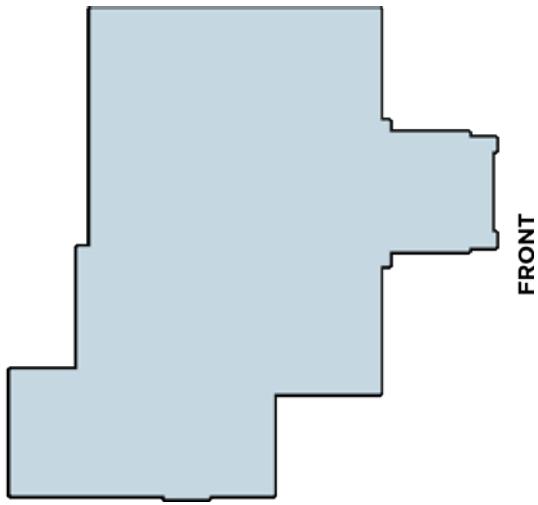




**FRONT**

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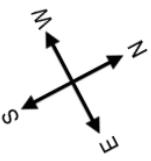
**BACK**



| FRONT                     |   | RIGHT                     |              | LEFT                      |                     | BACK                      |                     |
|---------------------------|---|---------------------------|--------------|---------------------------|---------------------|---------------------------|---------------------|
| SI-1                      | - | 84 ft <sup>2</sup>        | SI-3         | -                         | 3 ft <sup>2</sup>   | SI-26                     | -                   |
| SI-2                      | - | 109 ft <sup>2</sup>       | SI-7         | -                         | 10 ft <sup>2</sup>  | SI-27                     | -                   |
| SI-4                      | - | 5 ft <sup>2</sup>         | SI-8         | -                         | 11 ft <sup>2</sup>  | SI-28                     | -                   |
| SI-5                      | - | 173 ft <sup>2</sup>       | SI-9         | -                         | 121 ft <sup>2</sup> | SI-29                     | -                   |
| SI-6                      | - | 30 ft <sup>2</sup>        | SI-12        | -                         | 3 ft <sup>2</sup>   | SI-30                     | -                   |
| SI-10                     | - | 73 ft <sup>2</sup>        | SI-13        | -                         | 10 ft <sup>2</sup>  | SI-31                     | -                   |
| SI-11                     | - | 5 ft <sup>2</sup>         | SI-14        | -                         | 35 ft <sup>2</sup>  | SI-32                     | -                   |
| SI-16                     | - | 15 ft <sup>2</sup>        | SI-15        | -                         | 557 ft <sup>2</sup> | SI-33                     | -                   |
| SI-17                     | - | 5 ft <sup>2</sup>         | Small Facets | 0 ft <sup>2</sup>         | SI-34               | -                         | 37 ft <sup>2</sup>  |
| Small Facets              |   | 4 ft <sup>2</sup>         |              |                           | SI-35               | -                         | 206 ft <sup>2</sup> |
|                           |   |                           |              |                           | SI-36               | -                         | 3 ft <sup>2</sup>   |
|                           |   |                           |              |                           | Small Facets        | 0 ft <sup>2</sup>         |                     |
| <b>503 ft<sup>2</sup></b> |   | <b>750 ft<sup>2</sup></b> |              | <b>663 ft<sup>2</sup></b> |                     | <b>931 ft<sup>2</sup></b> |                     |

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets entry captures the summed area of these facades.

Number of Stories: >1





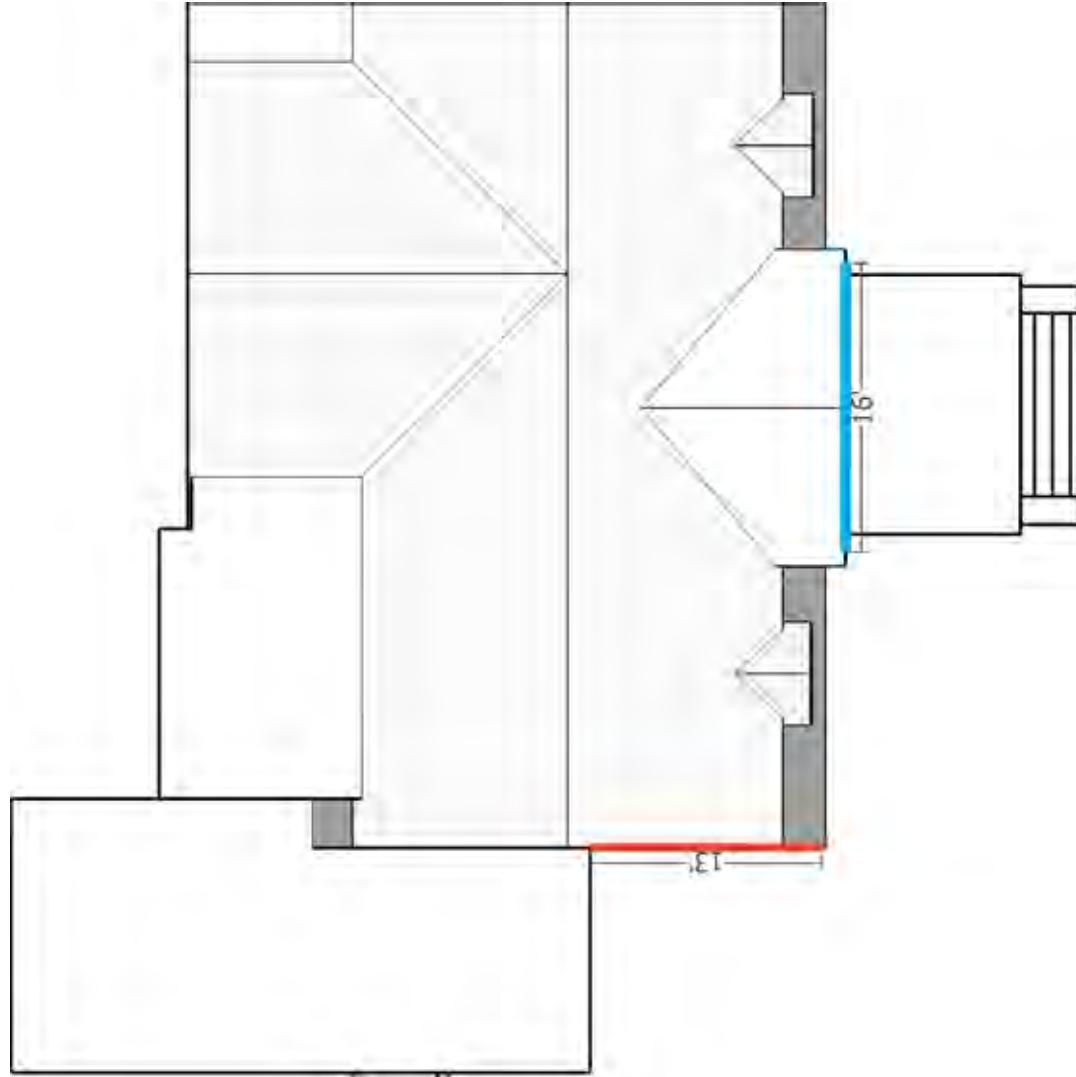
# 38 Gray Street, Arlington, MA

GABLE CORNICES

13

## complete Measurements

| Cornice Strips | Length     | Count    |
|----------------|------------|----------|
| Strips Story 1 | 29'        | 2        |
| <b>Total</b>   | <b>29'</b> | <b>2</b> |



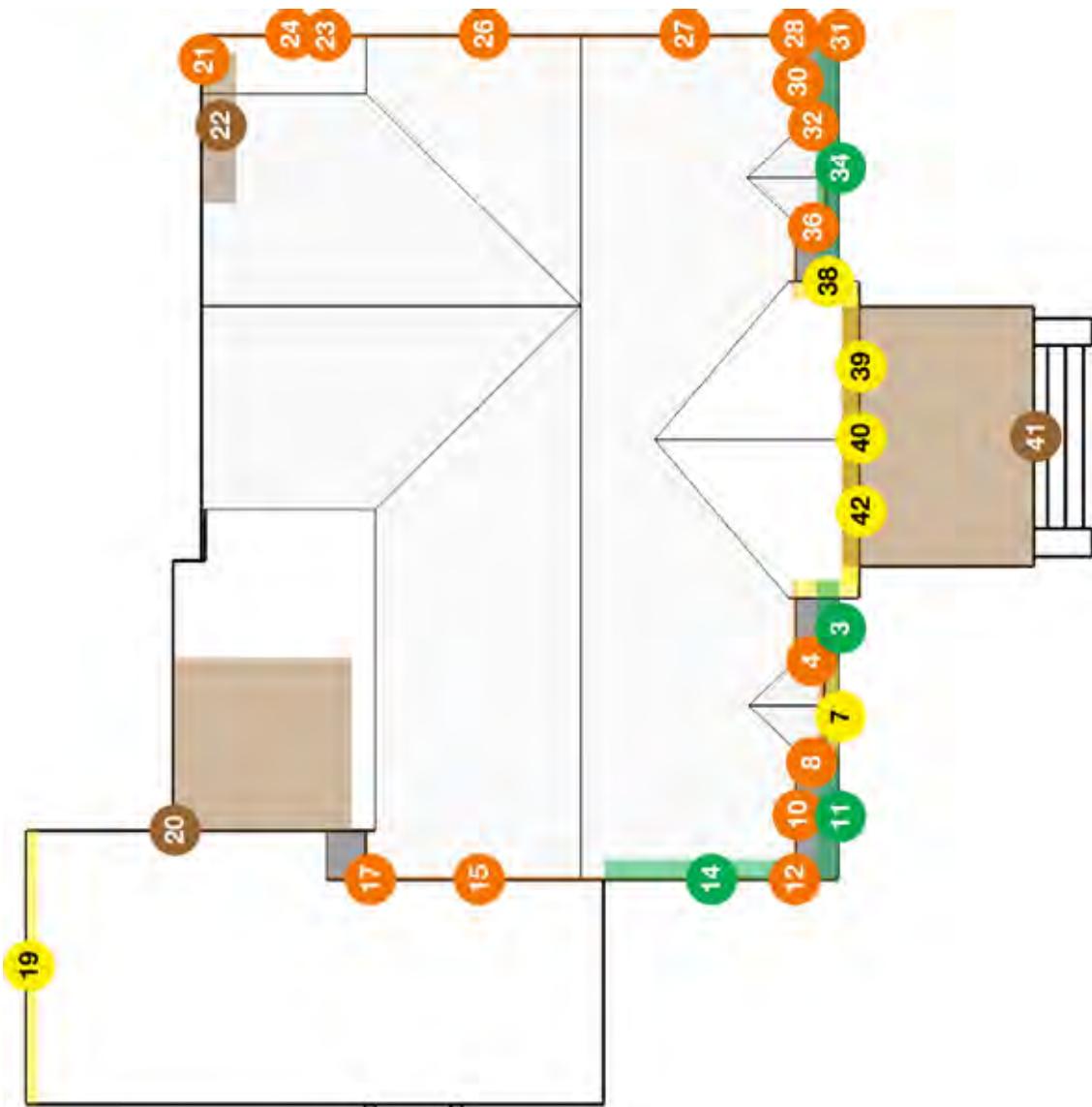
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PROPERTY ID: 713933  
GRAY

38 Gray Street, Arlington, MA  
SOFFIT

Complete Measurements



Soffit Summary

| <b>Depth</b>  | <b>Type</b> | <b>Count</b> | <b>Total Length</b> | <b>Total Area</b>         |
|---------------|-------------|--------------|---------------------|---------------------------|
| 1" - 6"       | eave        | 13           | 40' 4"              | 9 ft <sup>2</sup>         |
|               | rake        | 15           | 111' 9"             | 22 ft <sup>2</sup>        |
| 6" - 12"      | eave        | 5            | 42'                 | 33 ft <sup>2</sup>        |
|               | rake        | 2            | 20' 2"              | 19 ft <sup>2</sup>        |
| 12" - 18"     | eave        | 4            | 37' 3"              | 41 ft <sup>2</sup>        |
| > 48"         | eave        | 3            | 25' 8"              | 254 ft <sup>2</sup>       |
| <b>Totals</b> |             |              |                     | <b>378 ft<sup>2</sup></b> |

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GRAY



# 38 Gray Street, Arlington, MA SOFFIT

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## Soffit Breakdown

| num | Type | Depth | Length | Area               | Pitch | num | Type | Depth | Length  | Area               | Pitch |
|-----|------|-------|--------|--------------------|-------|-----|------|-------|---------|--------------------|-------|
| 1   | eave | 12"   | 3' 6"  | 3 ft <sup>2</sup>  | 11/12 | 18  | eave | 2"    | 2' 6"   | 0 ft <sup>2</sup>  | 11/12 |
| 2   | eave | 2"    | 4' 1"  | 1 ft <sup>2</sup>  | 11/12 | 19  | eave | 7"    | 14' 11" | 8 ft <sup>2</sup>  | 0/12  |
| 3   | eave | 15"   | 4' 8"  | 5 ft <sup>2</sup>  | 42/12 | 20  | eave | 113"  | 9' 8"   | 91 ft <sup>2</sup> | 0/12  |
| 4   | eave | 5"    | 1' 7"  | 1 ft <sup>2</sup>  | 11/12 | 21  | eave | 6"    | 2' 9"   | 1 ft <sup>2</sup>  | 0/12  |
| 5   | rake | 5"    | 3' 2"  | 1 ft <sup>2</sup>  | 11/12 | 22  | eave | 99"   | 1' 10"  | 15 ft <sup>2</sup> | 40/12 |
| 6   | rake | 5"    | 3' 2"  | 1 ft <sup>2</sup>  | 11/12 | 23  | eave | 6"    | 2"      | 0 ft <sup>2</sup>  | 42/12 |
| 7   | eave | 8"    | 4' 11" | 3 ft <sup>2</sup>  | 42/12 | 24  | eave | 3"    | 8' 8"   | 2 ft <sup>2</sup>  | 0/12  |
| 8   | eave | 5"    | 1' 7"  | 1 ft <sup>2</sup>  | 11/12 | 25  | rake | 3"    | 9' 9"   | 2 ft <sup>2</sup>  | 42/12 |
| 9   | rake | 3"    | 15' 5" | 3 ft <sup>2</sup>  | 11/12 | 26  | rake | 3"    | 14' 11" | 3 ft <sup>2</sup>  | 11/12 |
| 10  | eave | 2"    | 6' 6"  | 1 ft <sup>2</sup>  | 11/12 | 27  | rake | 3"    | 15' 3"  | 3 ft <sup>2</sup>  | 11/12 |
| 11  | eave | 15"   | 6' 9"  | 7 ft <sup>2</sup>  | 42/12 | 28  | rake | 3"    | 3"      | 0 ft <sup>2</sup>  | 11/12 |
| 12  | rake | 3"    | 3"     | 0 ft <sup>2</sup>  | 11/12 | 29  | rake | 3"    | 9' 6"   | 2 ft <sup>2</sup>  | 42/12 |
| 13  | rake | 3"    | 9' 4"  | 2 ft <sup>2</sup>  | 42/12 | 30  | eave | 2"    | 4' 9"   | 1 ft <sup>2</sup>  | 11/12 |
| 14  | eave | 13"   | 11' 7" | 12 ft <sup>2</sup> | 30/12 | 31  | eave | 4"    | 2"      | 0 ft <sup>2</sup>  | 42/12 |
| 15  | rake | 3"    | 15' 5" | 3 ft <sup>2</sup>  | 11/12 | 32  | eave | 5"    | 1' 9"   | 1 ft <sup>2</sup>  | 11/12 |
| 16  | rake | 3"    | 8' 9"  | 2 ft <sup>2</sup>  | 42/12 | 33  | rake | 5"    | 3' 2"   | 1 ft <sup>2</sup>  | 11/12 |
| 17  | rake | 3"    | 3"     | 0 ft <sup>2</sup>  | 11/12 | 34  | eave | 15"   | 14' 3"  | 17 ft <sup>2</sup> | 42/12 |

Feature is too small to label on the plan diagram

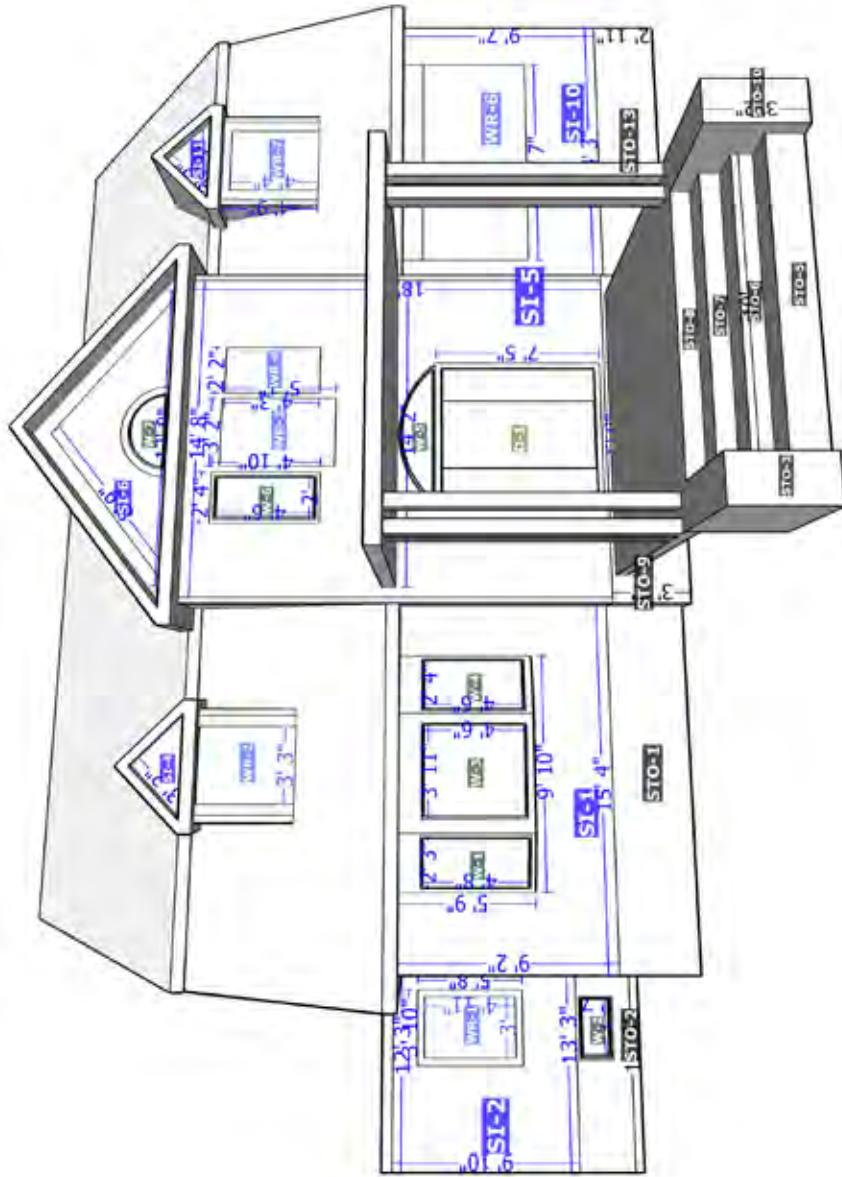
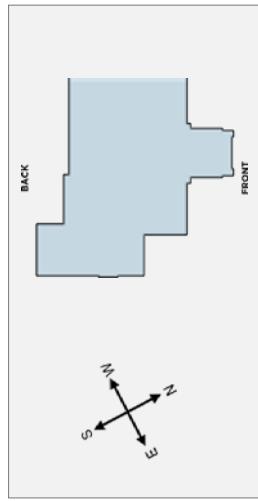
| num | Type | Depth | Length  | Area               | Pitch | num | Type | Depth | Length  | Area              | Pitch |
|-----|------|-------|---------|--------------------|-------|-----|------|-------|---------|-------------------|-------|
| 18  | eave | 2"    | 2' 6"   | 0 ft <sup>2</sup>  | 11/12 | 19  | eave | 7"    | 14' 11" | 8 ft <sup>2</sup> | 0/12  |
| 20  | eave | 113"  | 9' 8"   | 91 ft <sup>2</sup> | 0/12  | 21  | eave | 6"    | 2' 9"   | 1 ft <sup>2</sup> | 0/12  |
| 22  | eave | 99"   | 1' 10"  | 15 ft <sup>2</sup> | 40/12 | 23  | eave | 6"    | 2"      | 0 ft <sup>2</sup> | 42/12 |
| 24  | eave | 3"    | 8' 8"   | 2 ft <sup>2</sup>  | 0/12  | 25  | rake | 3"    | 9' 9"   | 2 ft <sup>2</sup> | 42/12 |
| 26  | rake | 3"    | 14' 11" | 3 ft <sup>2</sup>  | 11/12 | 27  | rake | 3"    | 15' 3"  | 3 ft <sup>2</sup> | 11/12 |
| 28  | rake | 3"    | 3"      | 0 ft <sup>2</sup>  | 11/12 | 29  | rake | 3"    | 9' 6"   | 2 ft <sup>2</sup> | 42/12 |
| 30  | eave | 2"    | 4' 9"   | 1 ft <sup>2</sup>  | 11/12 | 31  | eave | 4"    | 2"      | 0 ft <sup>2</sup> | 42/12 |
| 32  | eave | 5"    | 1' 9"   | 1 ft <sup>2</sup>  | 11/12 | 33  | rake | 5"    | 3' 2"   | 1 ft <sup>2</sup> | 11/12 |
| 34  | eave | 15"   | 14' 3"  | 17 ft <sup>2</sup> | 42/12 |     |      |       |         |                   |       |

| num | Type | Depth | Length  | Area               | Pitch | num | Type | Depth | Length  | Area              | Pitch |
|-----|------|-------|---------|--------------------|-------|-----|------|-------|---------|-------------------|-------|
| 18  | eave | 2"    | 2' 6"   | 0 ft <sup>2</sup>  | 11/12 | 19  | eave | 7"    | 14' 11" | 8 ft <sup>2</sup> | 0/12  |
| 20  | eave | 113"  | 9' 8"   | 91 ft <sup>2</sup> | 0/12  | 21  | eave | 6"    | 2' 9"   | 1 ft <sup>2</sup> | 0/12  |
| 22  | eave | 99"   | 1' 10"  | 15 ft <sup>2</sup> | 40/12 | 23  | eave | 6"    | 2"      | 0 ft <sup>2</sup> | 42/12 |
| 24  | eave | 3"    | 8' 8"   | 2 ft <sup>2</sup>  | 0/12  | 25  | rake | 3"    | 9' 9"   | 2 ft <sup>2</sup> | 42/12 |
| 26  | rake | 3"    | 14' 11" | 3 ft <sup>2</sup>  | 11/12 | 27  | rake | 3"    | 15' 3"  | 3 ft <sup>2</sup> | 11/12 |
| 28  | rake | 3"    | 3"      | 0 ft <sup>2</sup>  | 11/12 | 29  | rake | 3"    | 9' 6"   | 2 ft <sup>2</sup> | 42/12 |
| 30  | eave | 2"    | 4' 9"   | 1 ft <sup>2</sup>  | 11/12 | 31  | eave | 4"    | 2"      | 0 ft <sup>2</sup> | 42/12 |
| 32  | eave | 5"    | 1' 9"   | 1 ft <sup>2</sup>  | 11/12 | 33  | rake | 5"    | 3' 2"   | 1 ft <sup>2</sup> | 11/12 |
| 34  | eave | 15"   | 14' 3"  | 17 ft <sup>2</sup> | 42/12 |     |      |       |         |                   |       |

# 38 Gray Street, Arlington, MA

FRONT

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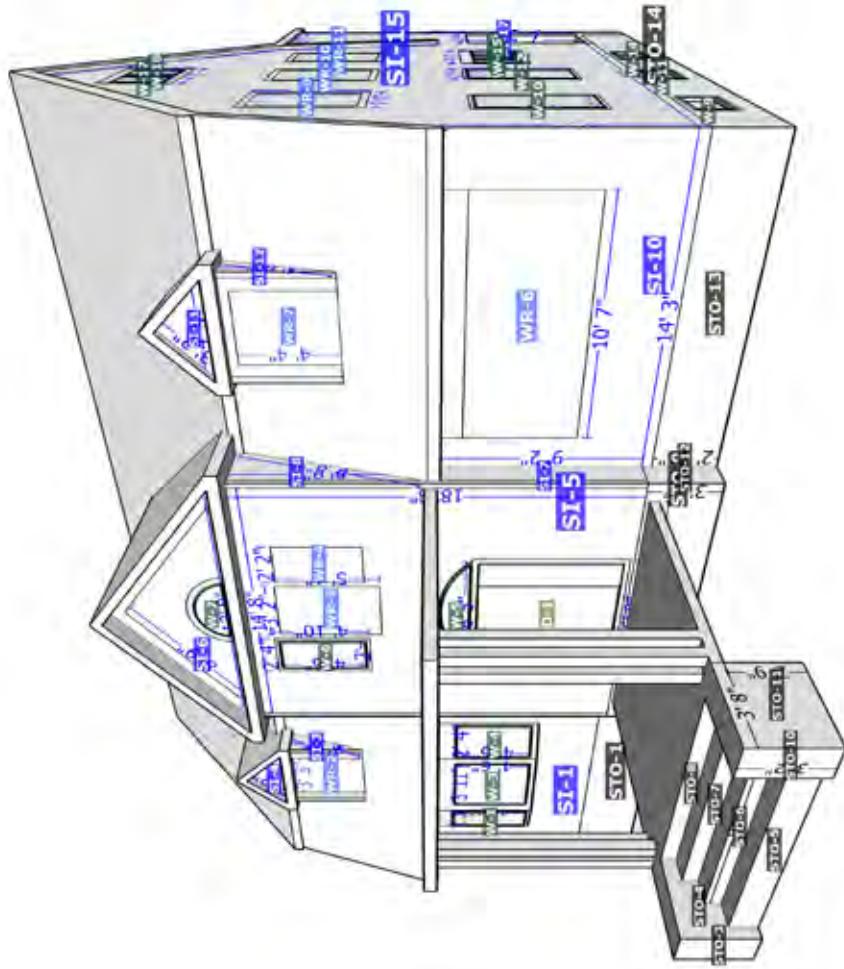
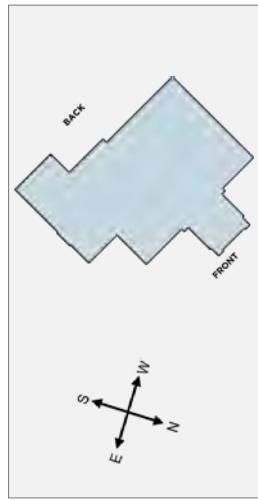
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**PROPERTY ID: 7139333**  
GRAY

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# 38 Gray Street, Arlington, MA FRONT-RIGHT

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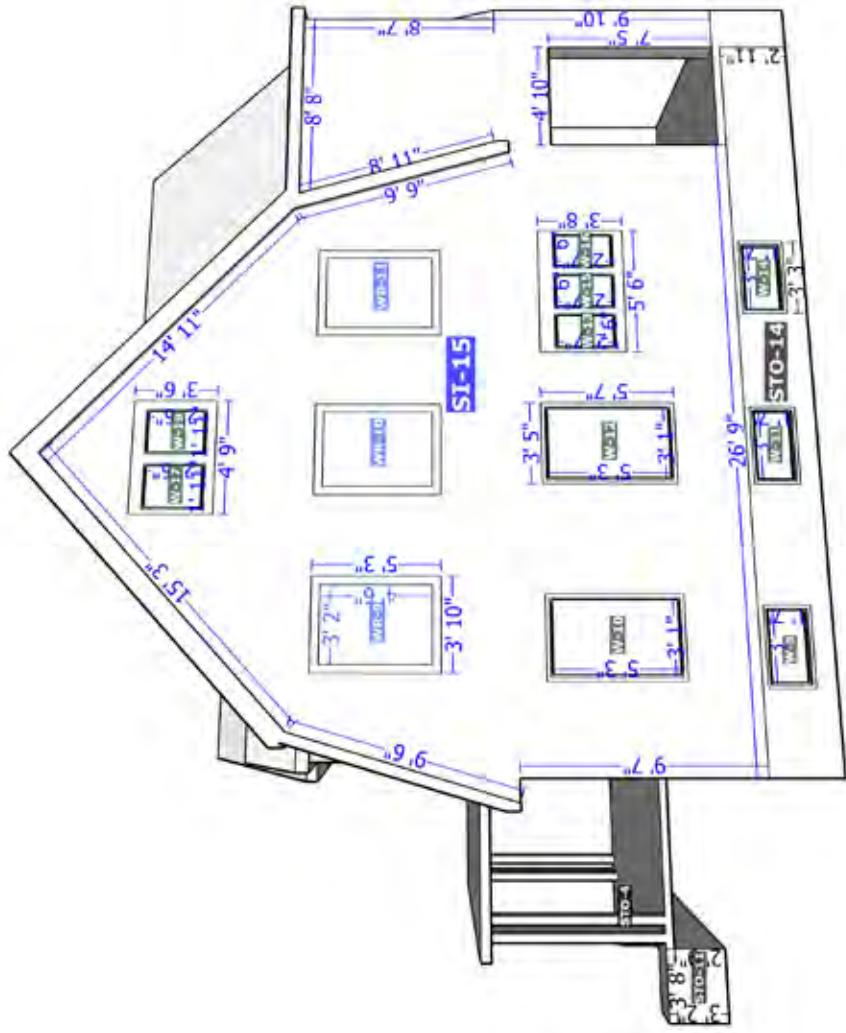
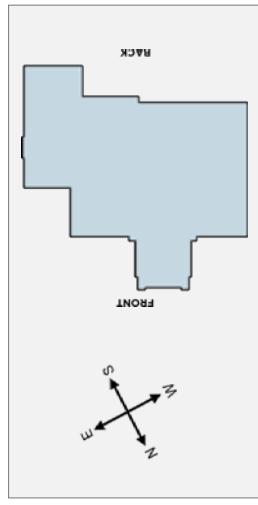


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**PROPERTY ID: 7139933**  
GRAY

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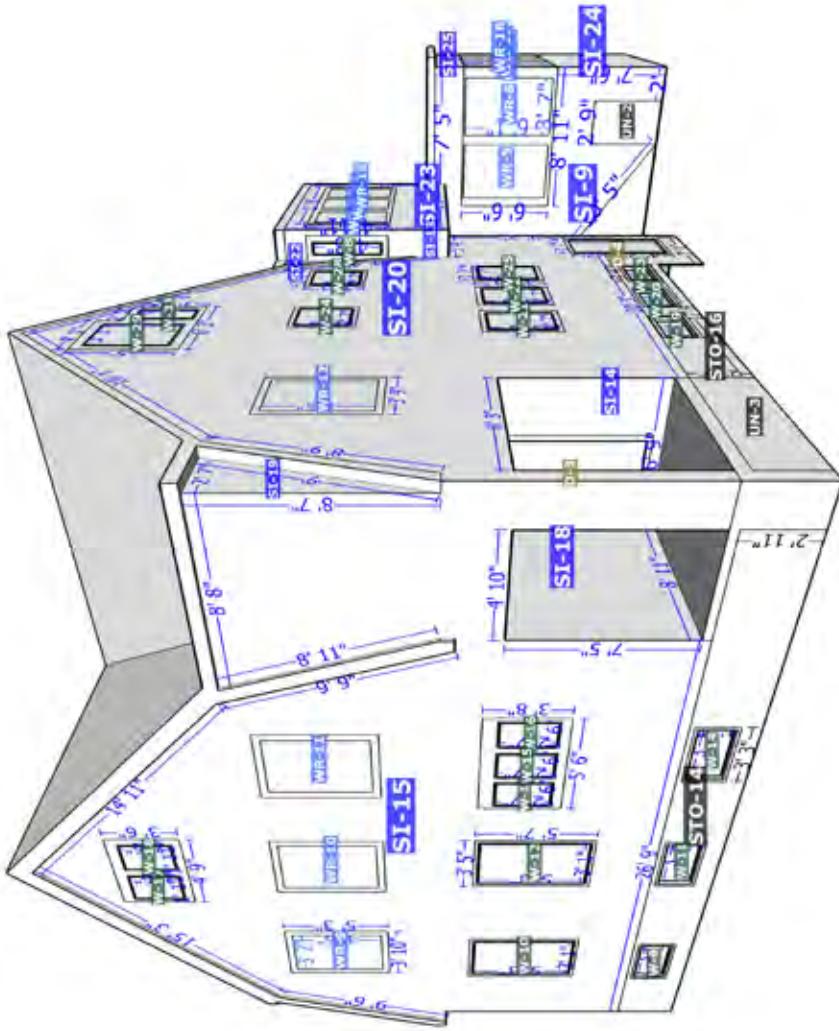
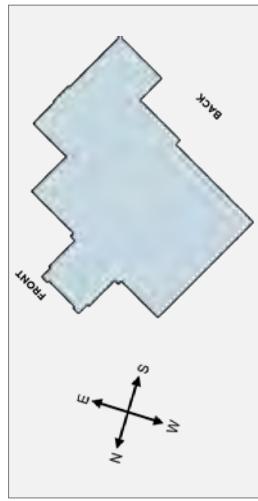


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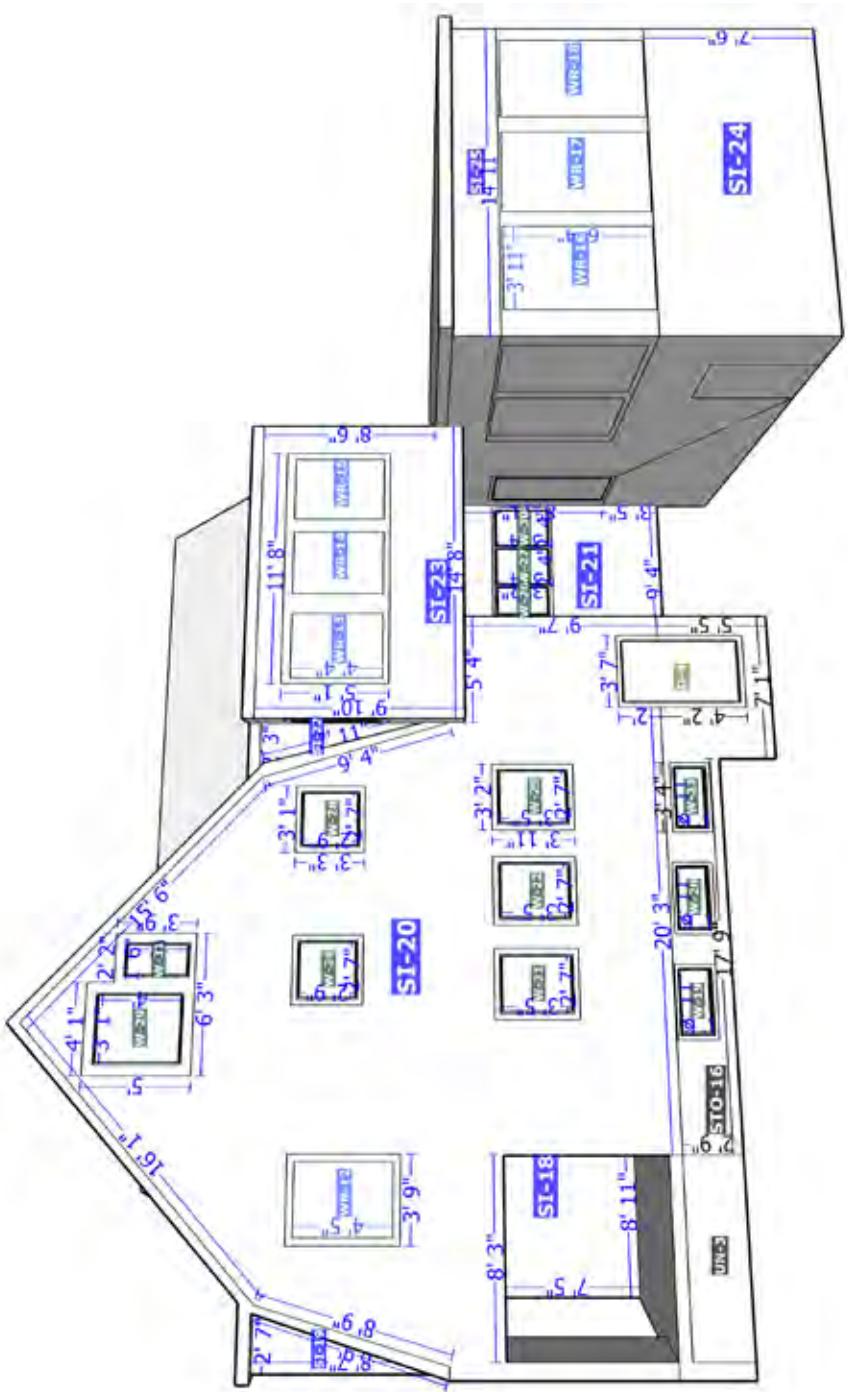
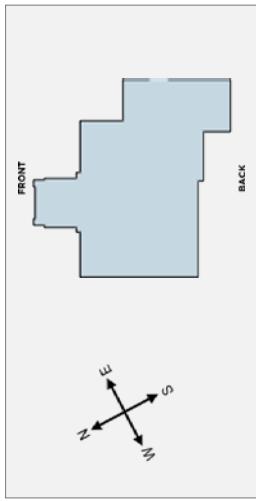
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# 38 Gray Street, Arlington, MA RIGHT-BACK

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# 38 Gray Street, Arlington, MA BACK



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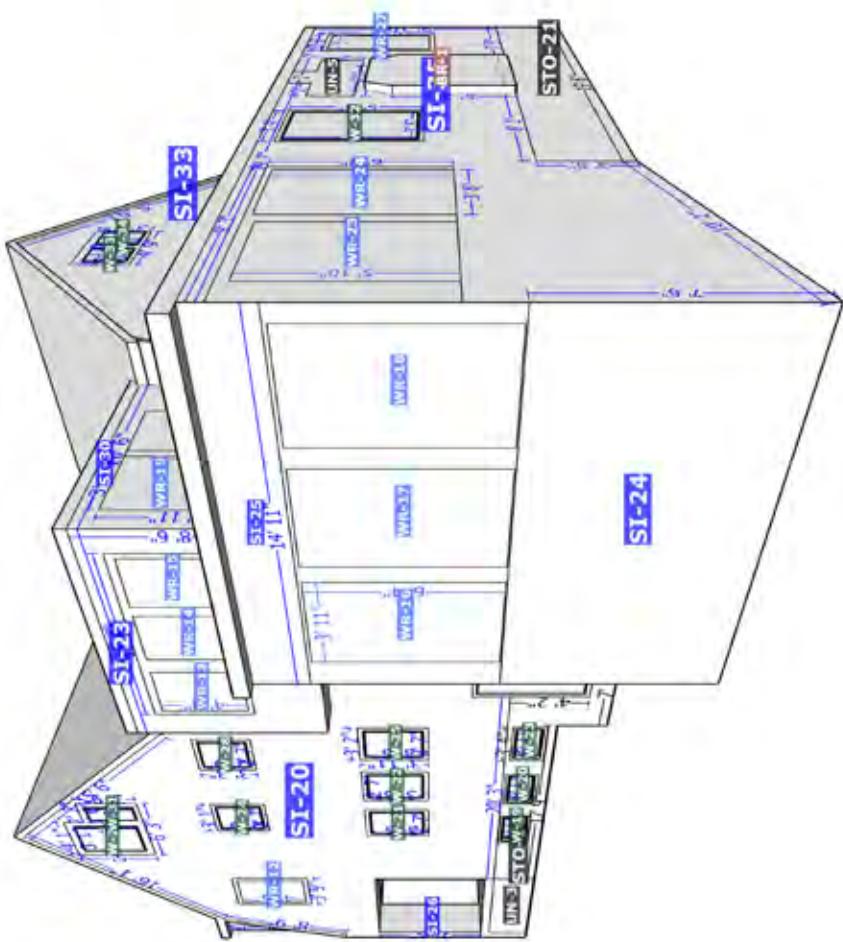
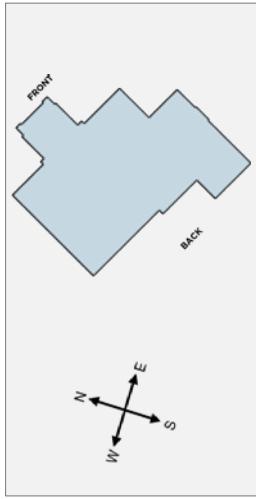
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GRAY

38 Gray Street, Arlington, MA  
BACK-LEFT

**HOVER** Complete Measurements

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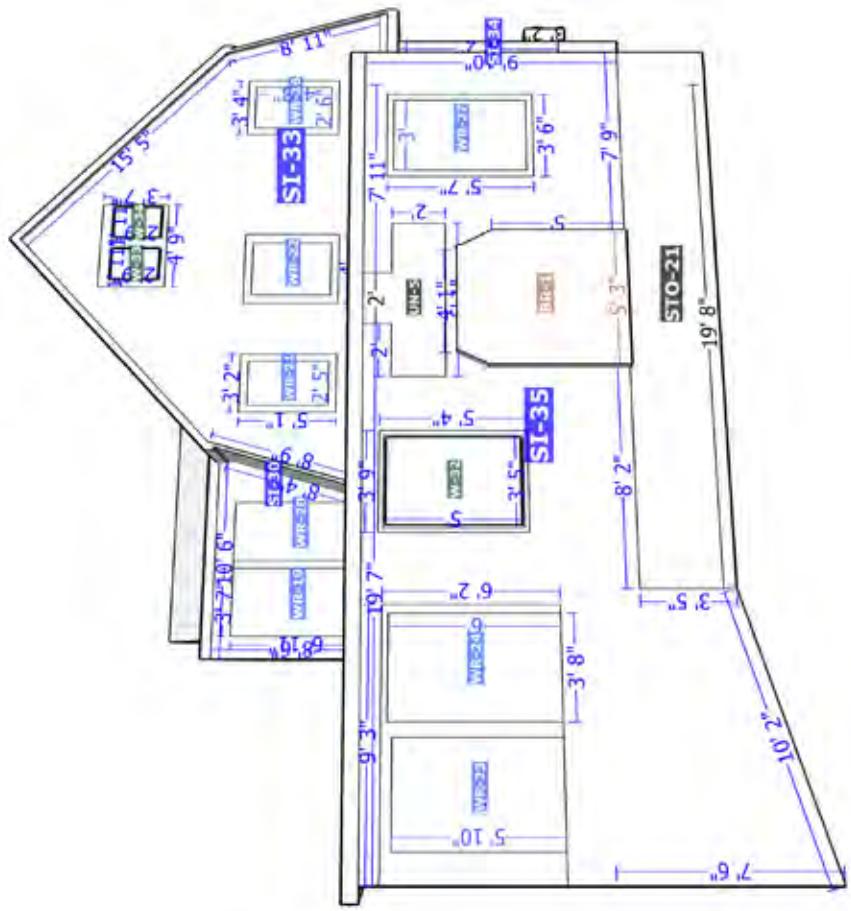
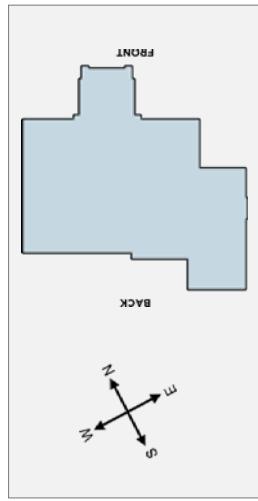
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PROPERTY ID: 7139933

GRAY

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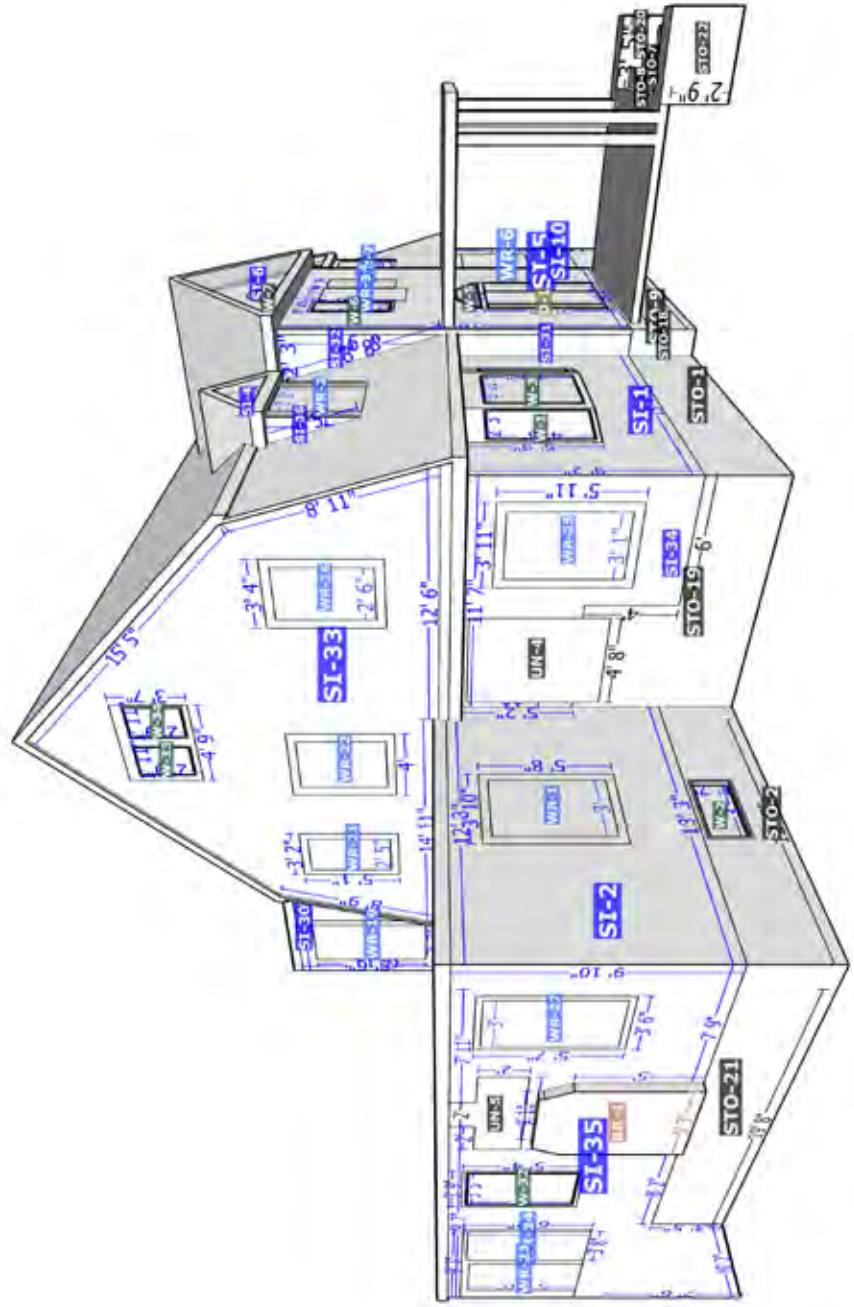
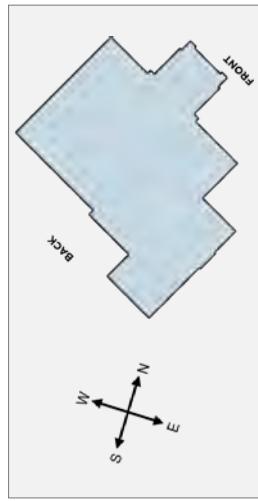
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# 38 Gray Street, Arlington, MA

LEFT-FRONT

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PROPERTY ID: 7139933

GRAY



# 38 Gray Street, Arlington, MA FACADES

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## Siding

| Facade | Area                | Inside Corners | Outside Corners | Openings | Shutters | Vents |
|--------|---------------------|----------------|-----------------|----------|----------|-------|
| SI-1   | 84 ft <sup>2</sup>  | 1              | 1               | 3        | 0        | 0     |
| SI-2   | 109 ft <sup>2</sup> | 1              | 1               | 0        | 0        | 0     |
| SI-3   | 3 ft <sup>2</sup>   | 0              | 1               | 0        | 0        | 0     |
| SI-4   | 5 ft <sup>2</sup>   | 0              | 0               | 0        | 0        | 0     |
| SI-5   | 173 ft <sup>2</sup> | 0              | 0               | 3        | 0        | 0     |
| SI-6   | 30 ft <sup>2</sup>  | 0              | 0               | 1        | 0        | 0     |
| SI-7   | 10 ft <sup>2</sup>  | 1              | 0               | 0        | 0        | 0     |
| SI-8   | 11 ft <sup>2</sup>  | 0              | 0               | 0        | 0        | 0     |
| SI-9   | 121 ft <sup>2</sup> | 2              | 2               | 1        | 0        | 0     |
| SI-10  | 73 ft <sup>2</sup>  | 1              | 1               | 0        | 0        | 0     |
| SI-11  | 5 ft <sup>2</sup>   | 0              | 0               | 0        | 0        | 0     |
| SI-12  | 3 ft <sup>2</sup>   | 0              | 1               | 0        | 0        | 0     |
| SI-13  | 10 ft <sup>2</sup>  | 3              | 1               | 1        | 0        | 0     |
| SI-14  | 35 ft <sup>2</sup>  | 2              | 1               | 1        | 0        | 0     |
| SI-15  | 557 ft <sup>2</sup> | 0              | 5               | 7        | 0        | 0     |
| SI-16  | 15 ft <sup>2</sup>  | 2              | 0               | 0        | 0        | 0     |

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PROPERTY ID: 7139353  
GRAY

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## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA FACADES

25

### Siding

| Facade | Area                | Inside Corners | Outside Corners | Openings | Shutters | Vents |
|--------|---------------------|----------------|-----------------|----------|----------|-------|
| SI-17  | 5 ft <sup>2</sup>   | 0              | 2               | 0        | 0        | 0     |
| SI-18  | 81 ft <sup>2</sup>  | 2              | 1               | 0        | 0        | 0     |
| SI-19  | 11 ft <sup>2</sup>  | 0              | 1               | 0        | 0        | 0     |
| SI-20  | 513 ft <sup>2</sup> | 1              | 4               | 7        | 0        | 0     |
| SI-21  | 90 ft <sup>2</sup>  | 2              | 0               | 3        | 0        | 0     |
| SI-22  | 8 ft <sup>2</sup>   | 2              | 0               | 0        | 0        | 0     |
| SI-23  | 86 ft <sup>2</sup>  | 1              | 2               | 0        | 0        | 0     |
| SI-24  | 112 ft <sup>2</sup> | 0              | 2               | 0        | 0        | 0     |
| SI-25  | 30 ft <sup>2</sup>  | 0              | 2               | 0        | 0        | 0     |
| SI-26  | 14 ft <sup>2</sup>  | 0              | 2               | 0        | 0        | 0     |
| SI-27  | 9 ft <sup>2</sup>   | 2              | 0               | 0        | 0        | 0     |
| SI-28  | 78 ft <sup>2</sup>  | 1              | 1               | 0        | 0        | 0     |
| SI-29  | 3 ft <sup>2</sup>   | 0              | 1               | 0        | 0        | 0     |
| SI-30  | 32 ft <sup>2</sup>  | 0              | 1               | 0        | 0        | 0     |
| SI-31  | 10 ft <sup>2</sup>  | 1              | 0               | 0        | 0        | 0     |
| SI-32  | 11 ft <sup>2</sup>  | 0              | 0               | 0        | 0        | 0     |



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA FACADES

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### Siding

| <b>Siding</b> |                      |                       |                        |                 |                 |
|---------------|----------------------|-----------------------|------------------------|-----------------|-----------------|
| <b>Facade</b> | <b>Area</b>          | <b>Inside Corners</b> | <b>Outside Corners</b> | <b>Openings</b> | <b>Shutters</b> |
| SI-33         | 260 ft <sup>2</sup>  | 0                     | 0                      | 2               | 0               |
| SI-34         | 37 ft <sup>2</sup>   | 1                     | 1                      | 0               | 0               |
| SI-35         | 206 ft <sup>2</sup>  | 0                     | 3                      | 1               | 0               |
| SI-36         | 3 ft <sup>2</sup>    | 0                     | 1                      | 0               | 0               |
| Small Facets  | 4 ft <sup>2</sup>    | 0                     | 4                      | 0               | 0               |
| Total         | 2847 ft <sup>2</sup> | 26                    | 42                     | 30              | 0               |

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions and features of these facades.



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## 38 Gray Street, Arlington, MA FACADES

### complete Measurements

#### Brick

| <b>Brick</b>  |                    |                 |                 |              |
|---------------|--------------------|-----------------|-----------------|--------------|
| <b>Facade</b> | <b>Area</b>        | <b>Openings</b> | <b>Shutters</b> | <b>Vents</b> |
| BR-1          | 32 ft <sup>2</sup> | 0               | 0               | 0            |
| Small Facets  | 7 ft <sup>2</sup>  | 0               | 0               | 0            |
| Total         | 39 ft <sup>2</sup> | 0               | 0               | 0            |

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions and features of these facades.



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA FACADES

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### Stone

| Façade | Area               | Openings | Shutters | Vents |
|--------|--------------------|----------|----------|-------|
| STO-1  | 52 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-2  | 39 ft <sup>2</sup> | 1        | 0        | 0     |
| STO-3  | 5 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-4  | 5 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-5  | 12 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-6  | 7 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-7  | 7 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-8  | 7 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-9  | 46 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-10 | 5 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-11 | 12 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-12 | 5 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-13 | 42 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-14 | 75 ft <sup>2</sup> | 3        | 0        | 0     |
| STO-15 | 36 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-16 | 53 ft <sup>2</sup> | 4        | 0        | 0     |



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA FACADES

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### Stone

| Facade       | Area                | Openings | Shutters | Vents |
|--------------|---------------------|----------|----------|-------|
| STO-17       | 37 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-18       | 5 ft <sup>2</sup>   | 0        | 0        | 0     |
| STO-19       | 56 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-20       | 5 ft <sup>2</sup>   | 0        | 0        | 0     |
| STO-21       | 71 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-22       | 12 ft <sup>2</sup>  | 0        | 0        | 0     |
| Small Facets | 20 ft <sup>2</sup>  | 0        | 0        | 0     |
| Total        | 614 ft <sup>2</sup> | 8        | 0        | 0     |

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions and features of these facades.

**Wrap**

| <b>Wrap</b> | <b>Façade</b> | <b>Area</b>        | <b>Openings</b> | <b>Shutters</b> | <b>Vents</b> |
|-------------|---------------|--------------------|-----------------|-----------------|--------------|
| WR-1        | WR-1          | 15 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-2        | WR-2          | 14 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-3        | WR-3          | 16 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-4        | WR-4          | 9 ft <sup>2</sup>  | 0               | 0               | 0            |
| WR-5        | WR-5          | 22 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-6        | WR-6          | 54 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-7        | WR-7          | 14 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-8        | WR-8          | 22 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-9        | WR-9          | 14 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-10       | WR-10         | 14 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-11       | WR-11         | 14 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-12       | WR-12         | 14 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-13       | WR-13         | 14 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-14       | WR-14         | 14 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-15       | WR-15         | 14 ft <sup>2</sup> | 0               | 0               | 0            |
| WR-16       | WR-16         | 25 ft <sup>2</sup> | 0               | 0               | 0            |

**Wrap**

| <b>Wrap</b> | <b>Façade</b> | <b>Area</b>         | <b>Openings</b> | <b>Shutters</b> | <b>Vents</b> |
|-------------|---------------|---------------------|-----------------|-----------------|--------------|
|             | WR-17         | 25 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-18         | 25 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-19         | 25 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-20         | 22 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-21         | 10 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-22         | 13 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-23         | 21 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-24         | 22 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-25         | 16 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-26         | 11 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | WR-27         | 15 ft <sup>2</sup>  | 0               | 0               | 0            |
|             | Total         | 494 ft <sup>2</sup> | 0               | 0               | 0            |


**Unknown (missing photos)**

| Facade       | Area                | Openings | Shutters | Vents |
|--------------|---------------------|----------|----------|-------|
| UN-1         | 52 ft <sup>2</sup>  | 0        | 0        | 0     |
| UN-2         | 13 ft <sup>2</sup>  | 0        | 0        | 0     |
| UN-3         | 22 ft <sup>2</sup>  | 0        | 0        | 0     |
| UN-4         | 29 ft <sup>2</sup>  | 0        | 0        | 0     |
| UN-5         | 14 ft <sup>2</sup>  | 0        | 0        | 0     |
| Small Facets | 59 ft <sup>2</sup>  | 0        | 0        | 0     |
| Total        | 189 ft <sup>2</sup> | 0        | 0        | 0     |

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions and features of these facades.



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA SIDING

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### Facades

| Facade | Area                | Trim          |        |          | Corners |         |              | Roofline           |                     |        | Openings |        |
|--------|---------------------|---------------|--------|----------|---------|---------|--------------|--------------------|---------------------|--------|----------|--------|
|        |                     | Level Starter | Sloped | Vertical | Inside  | Outside | Frieze Board | Level Frieze Board | Sloped Frieze Board | Tops   | Sills    | Sides  |
| SI-1   | 84 ft <sup>2</sup>  | 15' 4"        | -      | -        | 9' 2"   | 9' 2"   | 5' 5"        | 5' 5"              | -                   | -      | -        | 11' 7" |
| SI-2   | 109 ft <sup>2</sup> | 17' 1"        | -      | 15' 11"  | 5' 2"   | 9' 10"  | 13' 4"       | -                  | -                   | -      | -        | -      |
| SI-3   | 3 ft <sup>2</sup>   | -             | 4' 5"  | -        | -       | 4' 3"   | 1' 3"        | -                  | -                   | -      | -        | -      |
| SI-4   | 5 ft <sup>2</sup>   | 4' 5"         | -      | -        | -       | -       | -            | 6' 4"              | -                   | -      | -        | -      |
| SI-5   | 173 ft <sup>2</sup> | 34' 2"        | -      | 57' 3"   | -       | -       | 28' 10"      | -                  | 2' 4"               | 9'     | 32' 2"   |        |
| SI-6   | 30 ft <sup>2</sup>  | -             | -      | -        | -       | -       | -            | 20' 2"             | -                   | 4' 4"  | 7' 1"    |        |
| SI-7   | 10 ft <sup>2</sup>  | 1' 1"         | -      | -        | 9' 2"   | -       | 1' 1"        | -                  | -                   | -      | -        |        |
| SI-8   | 11 ft <sup>2</sup>  | -             | 8' 8"  | 4"       | -       | -       | 2' 5"        | -                  | -                   | -      | -        |        |
| SI-9   | 121 ft <sup>2</sup> | 14' 5"        | 10' 5" | 15' 11"  | 9' 9"   | 9' 6"   | 17' 1"       | -                  | 3' 4"               | -      | 14' 1"   |        |
| SI-10  | 73 ft <sup>2</sup>  | 14' 3"        | -      | 12' 7"   | 9' 2"   | 9' 7"   | 3' 8"        | -                  | -                   | -      | -        |        |
| SI-11  | 5 ft <sup>2</sup>   | 4' 5"         | -      | -        | -       | -       | -            | 6' 3"              | -                   | -      | -        |        |
| SI-12  | 3 ft <sup>2</sup>   | -             | 4' 11" | -        | -       | 4' 9"   | 1' 4"        | -                  | -                   | -      | -        |        |
| SI-13  | 10 ft <sup>2</sup>  | 1' 9"         | -      | 1' 3"    | 3' 9"   | 9' 10"  | 1' 9"        | -                  | 1' 5"               | 1' 5"  | 4' 11"   |        |
| SI-14  | 35 ft <sup>2</sup>  | 6' 9"         | -      | -        | 11' 1"  | 7' 5"   | 6' 9"        | -                  | 3' 4"               | 3' 4"  | 14' 1"   |        |
| SI-15  | 557 ft <sup>2</sup> | 45' 11"       | 8' 11" | 32' 3"   | -       | 42' 9"  | 9' 2"        | 49' 4"             | 17' 2"              | 17' 2" | 36' 5"   |        |

\*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA SIDING

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### Facades

| Facade | Trim                |               |        |          | Corners |         |              |                    | Roofline            |        |        |        | Openings |   |
|--------|---------------------|---------------|--------|----------|---------|---------|--------------|--------------------|---------------------|--------|--------|--------|----------|---|
|        | Area                | Level Starter | Sloped | Vertical | Inside  | Outside | Frieze Board | Level Frieze Board | Sloped Frieze Board | Tops   | Sills  | Sides  |          |   |
| SI-16  | 15 ft <sup>2</sup>  | 8' 3"         | -      | -        | 3' 9"   | -       | 8' 3"        | -                  | -                   | -      | -      | -      | -        | - |
| SI-17  | 5 ft <sup>2</sup>   | 8"            | -      | -        | -       | -       | 14' 9"       | 8"                 | -                   | -      | -      | -      | -        | - |
| SI-18  | 81 ft <sup>2</sup>  | 8' 11"        | -      | -        | 11' 1"  | 7' 5"   | 8' 11"       | -                  | -                   | -      | -      | -      | -        | - |
| SI-19  | 11 ft <sup>2</sup>  | -             | 9'     | -        | -       | -       | 8' 7"        | 2' 7"              | -                   | -      | -      | -      | -        | - |
| SI-20  | 513 ft <sup>2</sup> | 33' 11"       | -      | 10' 9"   | 8"      | 34' 2"  | 5' 11"       | 49' 9"             | 25' 7"              | 22'    | 22'    | 50' 7" |          |   |
| SI-21  | 90 ft <sup>2</sup>  | 9' 4"         | -      | 6' 1"    | 18' 6"  | -       | 9' 4"        | -                  | 6' 11"              | 6' 11" | 6' 11" | 7' 2"  |          |   |
| SI-22  | 8 ft <sup>2</sup>   | -             | 8' 4"  | -        | 3'      | -       | 2' 3"        | -                  | -                   | -      | -      | 4' 11" |          |   |
| SI-23  | 86 ft <sup>2</sup>  | 26' 4"        | -      | 10' 9"   | 9"      | 18' 5"  | 14' 8"       | -                  | -                   | -      | -      | -      | -        | - |
| SI-24  | 112 ft <sup>2</sup> | 14' 11"       | -      | -        | -       | 15'     | -            | -                  | -                   | -      | -      | -      | -        | - |
| SI-25  | 30 ft <sup>2</sup>  | 14' 11"       | -      | 1' 4"    | -       | 2' 8"   | 14' 11"      | -                  | -                   | -      | -      | -      | -        | - |
| SI-26  | 14 ft <sup>2</sup>  | 1' 10"        | -      | -        | -       | 14' 9"  | 1' 10"       | -                  | -                   | -      | -      | -      | -        | - |
| SI-27  | 9 ft <sup>2</sup>   | 4' 10"        | -      | -        | 3' 9"   | -       | 4' 10"       | -                  | -                   | -      | -      | -      | -        | - |
| SI-28  | 78 ft <sup>2</sup>  | 8' 2"         | -      | -        | 9' 7"   | 9' 7"   | 8' 2"        | -                  | -                   | -      | -      | -      | -        | - |
| SI-29  | 3 ft <sup>2</sup>   | -             | 4' 11" | -        | -       | 4' 9"   | 1' 4"        | -                  | -                   | -      | -      | -      | -        | - |
| SI-30  | 32 ft <sup>2</sup>  | 15' 6"        | 8' 4"  | 14' 4"   | -       | 8' 6"   | 10' 8"       | -                  | -                   | -      | -      | -      | -        | - |

\*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA SIDING

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### Facades

| Facades      |                      | Trim          |         |          |        | Corners |              |                    | Roofline            |        |          | Openings |  |
|--------------|----------------------|---------------|---------|----------|--------|---------|--------------|--------------------|---------------------|--------|----------|----------|--|
| Facade       | Area                 | Level Starter | Sloped  | Vertical | Inside | Outside | Frieze Board | Level Frieze Board | Sloped Frieze Board | Tops   | Sills    | Sides    |  |
| SI-31        | 10 ft <sup>2</sup>   | 1' 1"         | -       | -        | 9' 2"  | -       | 1' 1"        | -                  | -                   | -      | -        | -        |  |
| SI-32        | 11 ft <sup>2</sup>   | -             | 8' 8"   | 4"       | -      | -       | 2' 5"        | -                  | -                   | -      | -        | -        |  |
| SI-33        | 260 ft <sup>2</sup>  | 37' 11"       | -       | 30' 6"   | -      | -       | -            | 48' 7"             | 4' 9"               | 4' 9"  | 7' 1"    |          |  |
| SI-34        | 37 ft <sup>2</sup>   | 15' 6"        | -       | 25' 7"   | 5' 2"  | 9' 2"   | 11' 7"       | -                  | -                   | -      | -        | -        |  |
| SI-35        | 206 ft <sup>2</sup>  | 36' 9"        | 12' 9"  | 38' 11"  | -      | 18' 1"  | 28' 10"      | -                  | -                   | 3' 9"  | 3' 9"    | 10' 8"   |  |
| SI-36        | 3 ft <sup>2</sup>    | -             | 4' 5"   | -        | -      | 4' 3"   | 1' 3"        | -                  | -                   | -      | -        | -        |  |
| Small Facets | 4 ft <sup>2</sup>    | 1' 1"         | -       | 18'      | -      | 18'     | 1' 7"        | 10"                | -                   | -      | -        | -        |  |
| Total*       | 2847 ft <sup>2</sup> | 399' 8"       | 93' 10" | 292'     | 61' 5" | 147' 7" | 233' 3"      | 181' 2"            | 68' 7"              | 72' 7" | 200' 10" |          |  |

\*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions of these facades.



## Example Waste Factor Calculations

### SIDING & TRIM ONLY

|              | <b>Zero Waste</b>   | <b>+10%</b>         | <b>+18%</b>         |
|--------------|---------------------|---------------------|---------------------|
| <b>SI-1</b>  | 84 ft <sup>2</sup>  | 92 ft <sup>2</sup>  | 99 ft <sup>2</sup>  |
| <b>SI-2</b>  | 109 ft <sup>2</sup> | 120 ft <sup>2</sup> | 129 ft <sup>2</sup> |
| <b>SI-3</b>  | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
| <b>SI-4</b>  | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
| <b>SI-5</b>  | 173 ft <sup>2</sup> | 190 ft <sup>2</sup> | 204 ft <sup>2</sup> |
| <b>SI-6</b>  | 30 ft <sup>2</sup>  | 33 ft <sup>2</sup>  | 35 ft <sup>2</sup>  |
| <b>SI-7</b>  | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  |
| <b>SI-8</b>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  | 13 ft <sup>2</sup>  |
| <b>SI-9</b>  | 121 ft <sup>2</sup> | 133 ft <sup>2</sup> | 143 ft <sup>2</sup> |
| <b>SI-10</b> | 73 ft <sup>2</sup>  | 80 ft <sup>2</sup>  | 86 ft <sup>2</sup>  |
| <b>SI-11</b> | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
| <b>SI-12</b> | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
| <b>SI-13</b> | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  |
| <b>SI-14</b> | 35 ft <sup>2</sup>  | 39 ft <sup>2</sup>  | 41 ft <sup>2</sup>  |

### + OPENINGS < 20ft<sup>2</sup>

|              | <b>Zero Waste</b>   | <b>+10%</b>         | <b>+18%</b>         |
|--------------|---------------------|---------------------|---------------------|
| <b>SI-1</b>  | 123 ft <sup>2</sup> | 135 ft <sup>2</sup> | 145 ft <sup>2</sup> |
| <b>SI-2</b>  | 109 ft <sup>2</sup> | 120 ft <sup>2</sup> | 129 ft <sup>2</sup> |
| <b>SI-3</b>  | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
| <b>SI-4</b>  | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
| <b>SI-5</b>  | 192 ft <sup>2</sup> | 211 ft <sup>2</sup> | 227 ft <sup>2</sup> |
| <b>SI-6</b>  | 36 ft <sup>2</sup>  | 40 ft <sup>2</sup>  | 42 ft <sup>2</sup>  |
| <b>SI-7</b>  | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  |
| <b>SI-8</b>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  | 13 ft <sup>2</sup>  |
| <b>SI-9</b>  | 139 ft <sup>2</sup> | 153 ft <sup>2</sup> | 164 ft <sup>2</sup> |
| <b>SI-10</b> | 73 ft <sup>2</sup>  | 80 ft <sup>2</sup>  | 86 ft <sup>2</sup>  |
| <b>SI-11</b> | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
| <b>SI-12</b> | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
| <b>SI-13</b> | 13 ft <sup>2</sup>  | 14 ft <sup>2</sup>  | 15 ft <sup>2</sup>  |
| <b>SI-14</b> | 53 ft <sup>2</sup>  | 58 ft <sup>2</sup>  | 63 ft <sup>2</sup>  |

### + OPENINGS < 33ft<sup>2</sup>



# 38 Gray Street, Arlington, MA SIDING

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## SIDING & TRIM ONLY

### + OPENINGS < 20ft<sup>2</sup>

|              | <b>Zero Waste</b>   | <b>+10%</b>         | <b>+18%</b>         | <b>Zero Waste</b>   | <b>+10%</b>         | <b>+18%</b>         |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>SI-15</b> | 557 ft <sup>2</sup> | 613 ft <sup>2</sup> | 657 ft <sup>2</sup> | 611 ft <sup>2</sup> | 672 ft <sup>2</sup> | 721 ft <sup>2</sup> |
| <b>SI-16</b> | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  | 18 ft <sup>2</sup>  | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  | 18 ft <sup>2</sup>  |
| <b>SI-17</b> | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
| <b>SI-18</b> | 81 ft <sup>2</sup>  | 89 ft <sup>2</sup>  | 96 ft <sup>2</sup>  | 81 ft <sup>2</sup>  | 89 ft <sup>2</sup>  | 96 ft <sup>2</sup>  |
| <b>SI-19</b> | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  | 13 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  | 13 ft <sup>2</sup>  |
| <b>SI-20</b> | 513 ft <sup>2</sup> | 564 ft <sup>2</sup> | 605 ft <sup>2</sup> | 571 ft <sup>2</sup> | 628 ft <sup>2</sup> | 674 ft <sup>2</sup> |
| <b>SI-21</b> | 90 ft <sup>2</sup>  | 99 ft <sup>2</sup>  | 106 ft <sup>2</sup> | 112 ft <sup>2</sup> | 123 ft <sup>2</sup> | 132 ft <sup>2</sup> |
| <b>SI-22</b> | 8 ft <sup>2</sup>   | 9 ft <sup>2</sup>   | 9 ft <sup>2</sup>   | 8 ft <sup>2</sup>   | 9 ft <sup>2</sup>   | 9 ft <sup>2</sup>   |
| <b>SI-23</b> | 86 ft <sup>2</sup>  | 95 ft <sup>2</sup>  | 101 ft <sup>2</sup> | 86 ft <sup>2</sup>  | 95 ft <sup>2</sup>  | 101 ft <sup>2</sup> |
| <b>SI-24</b> | 112 ft <sup>2</sup> | 123 ft <sup>2</sup> | 132 ft <sup>2</sup> | 112 ft <sup>2</sup> | 123 ft <sup>2</sup> | 132 ft <sup>2</sup> |
| <b>SI-25</b> | 30 ft <sup>2</sup>  | 33 ft <sup>2</sup>  | 35 ft <sup>2</sup>  | 30 ft <sup>2</sup>  | 33 ft <sup>2</sup>  | 35 ft <sup>2</sup>  |
| <b>SI-26</b> | 14 ft <sup>2</sup>  | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  | 14 ft <sup>2</sup>  | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  |
| <b>SI-27</b> | 9 ft <sup>2</sup>   | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 9 ft <sup>2</sup>   | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  |
| <b>SI-28</b> | 78 ft <sup>2</sup>  | 86 ft <sup>2</sup>  | 92 ft <sup>2</sup>  | 78 ft <sup>2</sup>  | 86 ft <sup>2</sup>  | 92 ft <sup>2</sup>  |
| <b>SI-29</b> | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
| <b>SI-30</b> | 32 ft <sup>2</sup>  | 35 ft <sup>2</sup>  | 38 ft <sup>2</sup>  | 32 ft <sup>2</sup>  | 35 ft <sup>2</sup>  | 38 ft <sup>2</sup>  |

### + OPENINGS < 33ft<sup>2</sup>

|  | <b>Zero Waste</b>   | <b>+10%</b>         | <b>+18%</b>         |
|--|---------------------|---------------------|---------------------|
|  | 611 ft <sup>2</sup> | 672 ft <sup>2</sup> | 721 ft <sup>2</sup> |
|  | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  | 18 ft <sup>2</sup>  |
|  | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
|  | 81 ft <sup>2</sup>  | 89 ft <sup>2</sup>  | 96 ft <sup>2</sup>  |
|  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  | 13 ft <sup>2</sup>  |
|  | 571 ft <sup>2</sup> | 628 ft <sup>2</sup> | 674 ft <sup>2</sup> |
|  | 112 ft <sup>2</sup> | 123 ft <sup>2</sup> | 132 ft <sup>2</sup> |
|  | 8 ft <sup>2</sup>   | 9 ft <sup>2</sup>   | 9 ft <sup>2</sup>   |
|  | 86 ft <sup>2</sup>  | 95 ft <sup>2</sup>  | 101 ft <sup>2</sup> |
|  | 112 ft <sup>2</sup> | 123 ft <sup>2</sup> | 132 ft <sup>2</sup> |
|  | 30 ft <sup>2</sup>  | 33 ft <sup>2</sup>  | 35 ft <sup>2</sup>  |
|  | 14 ft <sup>2</sup>  | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  |
|  | 9 ft <sup>2</sup>   | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  |
|  | 78 ft <sup>2</sup>  | 86 ft <sup>2</sup>  | 92 ft <sup>2</sup>  |
|  | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
|  | 32 ft <sup>2</sup>  | 35 ft <sup>2</sup>  | 38 ft <sup>2</sup>  |



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA SIDING

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### SIDING & TRIM ONLY

|              | + OPENINGS < 20ft <sup>2</sup> |                      |                      |
|--------------|--------------------------------|----------------------|----------------------|
|              | Zero Waste                     | +10%                 | +18%                 |
| SI-31        | 10 ft <sup>2</sup>             | 11 ft <sup>2</sup>   | 12 ft <sup>2</sup>   |
| SI-32        | 11 ft <sup>2</sup>             | 12 ft <sup>2</sup>   | 13 ft <sup>2</sup>   |
| SI-33        | 260 ft <sup>2</sup>            | 286 ft <sup>2</sup>  | 307 ft <sup>2</sup>  |
| SI-34        | 37 ft <sup>2</sup>             | 41 ft <sup>2</sup>   | 44 ft <sup>2</sup>   |
| SI-35        | 206 ft <sup>2</sup>            | 227 ft <sup>2</sup>  | 243 ft <sup>2</sup>  |
| SI-36        | 3 ft <sup>2</sup>              | 3 ft <sup>2</sup>    | 4 ft <sup>2</sup>    |
| UN-1         | 52 ft <sup>2</sup>             | 57 ft <sup>2</sup>   | 61 ft <sup>2</sup>   |
| UN-2         | 13 ft <sup>2</sup>             | 14 ft <sup>2</sup>   | 15 ft <sup>2</sup>   |
| UN-4         | 29 ft <sup>2</sup>             | 32 ft <sup>2</sup>   | 34 ft <sup>2</sup>   |
| UN-5         | 14 ft <sup>2</sup>             | 15 ft <sup>2</sup>   | 17 ft <sup>2</sup>   |
| Small Facets | 4 ft <sup>2</sup>              | 4 ft <sup>2</sup>    | 4 ft <sup>2</sup>    |
| Trims        | 201 ft <sup>2</sup>            | 221 ft <sup>2</sup>  | 237 ft <sup>2</sup>  |
| Total        | 3156 ft <sup>2</sup>           | 3471 ft <sup>2</sup> | 3725 ft <sup>2</sup> |

### + OPENINGS < 33ft<sup>2</sup>

|              | + OPENINGS < 33ft <sup>2</sup> |                      |                      |
|--------------|--------------------------------|----------------------|----------------------|
|              | Zero Waste                     | +10%                 | +18%                 |
| SI-31        | 10 ft <sup>2</sup>             | 11 ft <sup>2</sup>   | 12 ft <sup>2</sup>   |
| SI-32        | 11 ft <sup>2</sup>             | 12 ft <sup>2</sup>   | 13 ft <sup>2</sup>   |
| SI-33        | 270 ft <sup>2</sup>            | 297 ft <sup>2</sup>  | 319 ft <sup>2</sup>  |
| SI-34        | 37 ft <sup>2</sup>             | 41 ft <sup>2</sup>   | 44 ft <sup>2</sup>   |
| SI-35        | 223 ft <sup>2</sup>            | 245 ft <sup>2</sup>  | 263 ft <sup>2</sup>  |
| SI-36        | 3 ft <sup>2</sup>              | 3 ft <sup>2</sup>    | 4 ft <sup>2</sup>    |
| UN-1         | 52 ft <sup>2</sup>             | 57 ft <sup>2</sup>   | 61 ft <sup>2</sup>   |
| UN-2         | 13 ft <sup>2</sup>             | 14 ft <sup>2</sup>   | 15 ft <sup>2</sup>   |
| UN-4         | 29 ft <sup>2</sup>             | 32 ft <sup>2</sup>   | 34 ft <sup>2</sup>   |
| UN-5         | 14 ft <sup>2</sup>             | 15 ft <sup>2</sup>   | 17 ft <sup>2</sup>   |
| Small Facets | 4 ft <sup>2</sup>              | 4 ft <sup>2</sup>    | 4 ft <sup>2</sup>    |
| Trims        | 302 ft <sup>2</sup>            | 332 ft <sup>2</sup>  | 356 ft <sup>2</sup>  |
| Total        | 3521 ft <sup>2</sup>           | 3871 ft <sup>2</sup> | 4157 ft <sup>2</sup> |

The first Siding Waste Factor table is calculated using the total ft<sup>2</sup> of siding facades, ft<sup>2</sup> of trim touching siding, and ft<sup>2</sup> of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations. Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions of these facades.



# 38 Gray Street, Arlington, MA OPENINGS

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| Windows |                |               |                    |
|---------|----------------|---------------|--------------------|
| Opening | Width x Height | United Inches | Area               |
| W-1     | 27" x 56"      | 83"           | 11 ft <sup>2</sup> |
| W-2     | 36" x 19"      | 55"           | 5 ft <sup>2</sup>  |
| W-3     | 47" x 54"      | 101"          | 18 ft <sup>2</sup> |
| W-4     | 28" x 54"      | 81"           | 10 ft <sup>2</sup> |
| W-5     | 77" x 19"      | 95"           | 10 ft <sup>2</sup> |
| W-6     | 24" x 54"      | 78"           | 9 ft <sup>2</sup>  |
| W-7     | 43" x 20"      | 63"           | 6 ft <sup>2</sup>  |
| W-8     | 10" x 51"      | 61"           | 3 ft <sup>2</sup>  |
| W-9     | 36" x 19"      | 55"           | 5 ft <sup>2</sup>  |
| W-10    | 37" x 63"      | 100"          | 16 ft <sup>2</sup> |
| W-11    | 36" x 19"      | 55"           | 5 ft <sup>2</sup>  |
| W-12    | 37" x 63"      | 100"          | 16 ft <sup>2</sup> |
| W-13    | 18" x 31"      | 49"           | 4 ft <sup>2</sup>  |
| W-14    | 36" x 19"      | 55"           | 5 ft <sup>2</sup>  |
| W-15    | 18" x 31"      | 49"           | 4 ft <sup>2</sup>  |
| W-16    | 18" x 31"      | 49"           | 4 ft <sup>2</sup>  |
| W-17    | 23" x 30"      | 53"           | 5 ft <sup>2</sup>  |

## Doors

| Doors      |                |                    |                    |
|------------|----------------|--------------------|--------------------|
| Opening    | Width x Height | Area               | Area               |
| D-1        | 36" x 82"      | 21 ft <sup>2</sup> |                    |
| D-1 Entire | 74" x 83"      | 42 ft <sup>2</sup> |                    |
| D-2        | 32" x 80"      | 18 ft <sup>2</sup> |                    |
| D-3        | 32" x 80"      | 18 ft <sup>2</sup> |                    |
| D-4        | 37" x 69"      | 18 ft <sup>2</sup> |                    |
| Total      | -              | -                  | 96 ft <sup>2</sup> |

\*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA OPENINGS

40

### Windows (cont.)

| Opening | Width x Height | United Inches | Area               |
|---------|----------------|---------------|--------------------|
| W-18    | 23" x 30"      | 53"           | 5 ft <sup>2</sup>  |
| W-19    | 35" x 18"      | 54"           | 4 ft <sup>2</sup>  |
| W-20    | 35" x 18"      | 54"           | 4 ft <sup>2</sup>  |
| W-21    | 31" x 41"      | 72"           | 9 ft <sup>2</sup>  |
| W-22    | 31" x 41"      | 72"           | 9 ft <sup>2</sup>  |
| W-23    | 35" x 18"      | 54"           | 4 ft <sup>2</sup>  |
| W-24    | 31" x 33"      | 65"           | 7 ft <sup>2</sup>  |
| W-25    | 31" x 41"      | 72"           | 9 ft <sup>2</sup>  |
| W-26    | 21" x 38"      | 60"           | 6 ft <sup>2</sup>  |
| W-27    | 28" x 40"      | 68"           | 8 ft <sup>2</sup>  |
| W-28    | 31" x 33"      | 65"           | 7 ft <sup>2</sup>  |
| W-29    | 37" x 48"      | 85"           | 12 ft <sup>2</sup> |
| W-30    | 28" x 40"      | 68"           | 8 ft <sup>2</sup>  |
| W-31    | 18" x 36"      | 54"           | 5 ft <sup>2</sup>  |
| W-32    | 41" x 60"      | 101"          | 17 ft <sup>2</sup> |
| W-33    | 23" x 33"      | 55"           | 5 ft <sup>2</sup>  |
| W-34    | 23" x 33"      | 55"           | 5 ft <sup>2</sup>  |



# 38 Gray Street, Arlington, MA OPENINGS

41

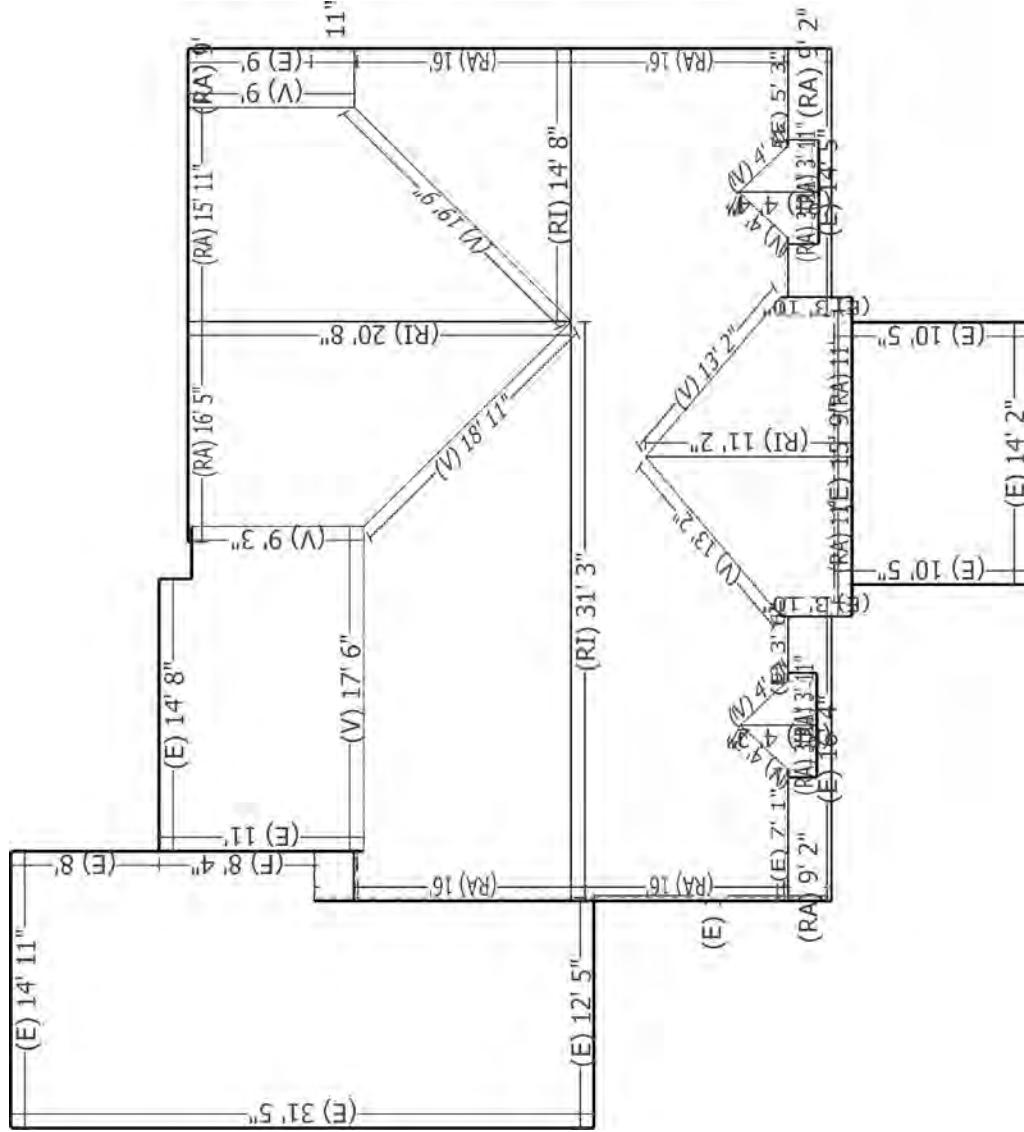
| Windows (cont.) |                |               |                     |  |
|-----------------|----------------|---------------|---------------------|--|
| Opening         | Width x Height | United Inches | Area                |  |
| Total           | -              | 2288"         | 260 ft <sup>2</sup> |  |



# 38 Gray Street, Arlington, MA

ROOF MEASUREMENTS

42



| Roof                 | Length   |
|----------------------|----------|
| Ridges (RI)          | 86' 2"   |
| Hips (H)             | 1"       |
| Valleys (V)          | 123' 10" |
| Rakes (RA)           | 179'     |
| Eaves (E)            | 239' 8"  |
| Flashing (F)*        | 75' 2"   |
| Step Flashing (SF)*  | 68' 10"  |
| Transition Line (TL) | -        |

\*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

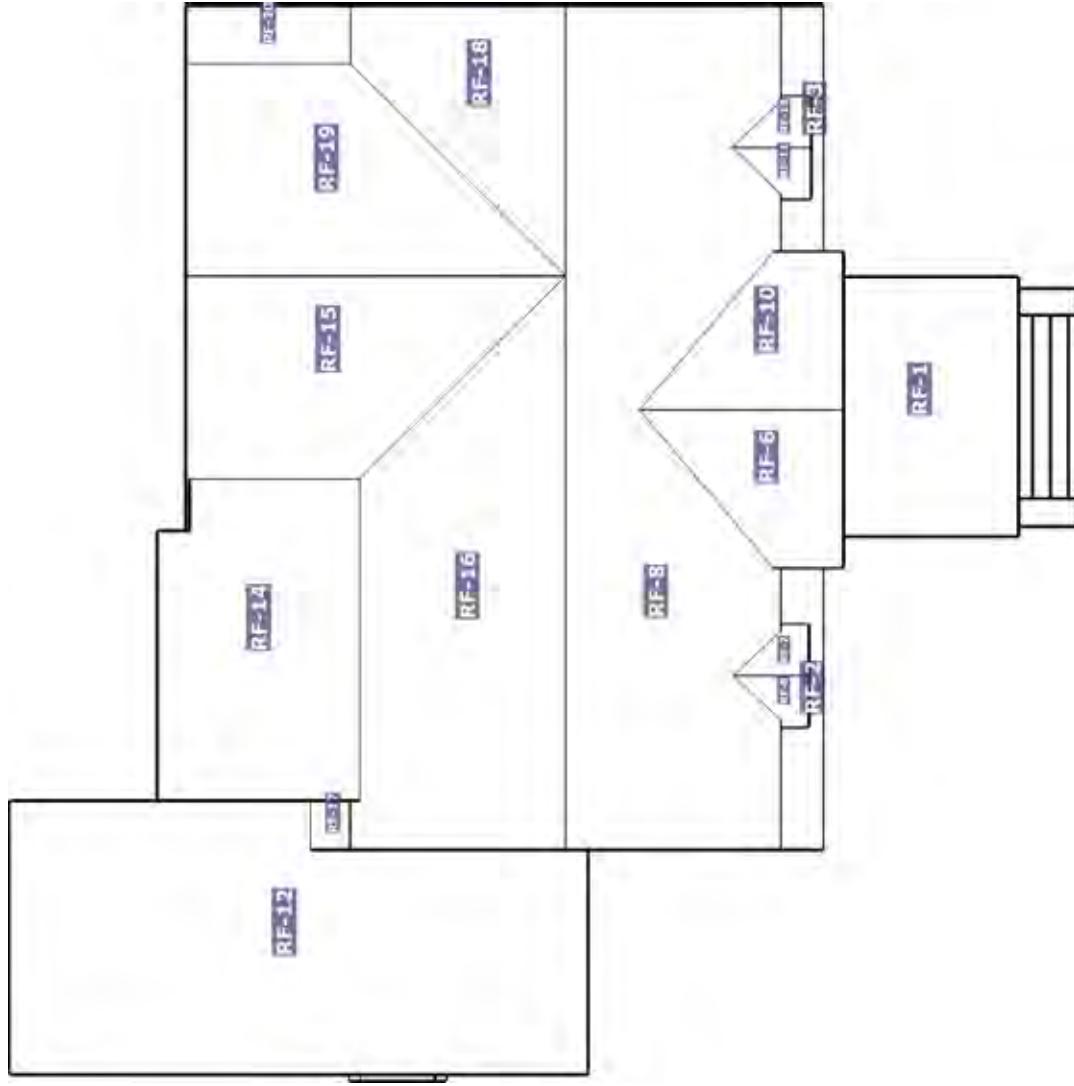
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PROPERTY ID: 713933  
GRAY

# 38 Gray Street, Arlington, MA

ROOF FACETS

43



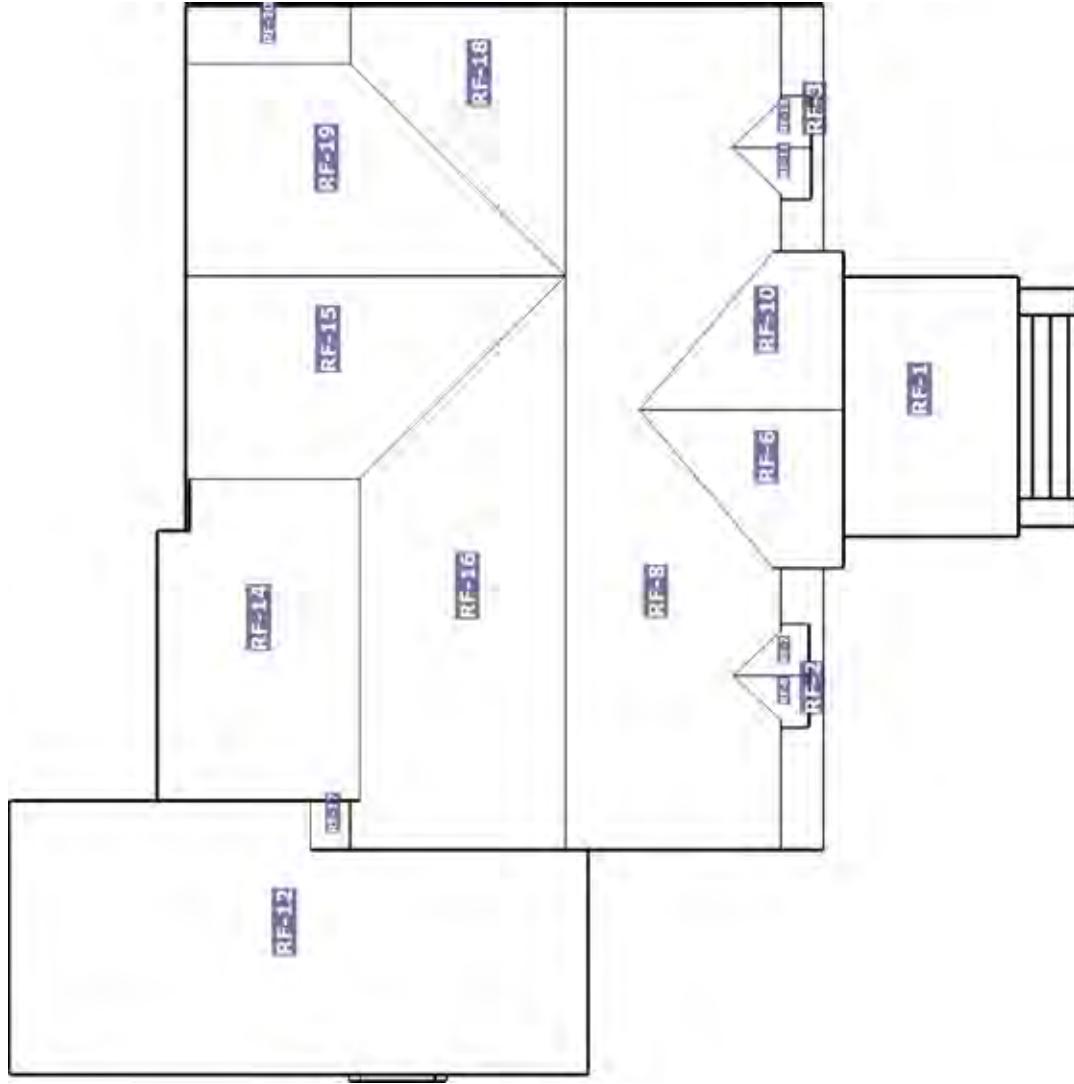
| Facet | Area                | Pitch |
|-------|---------------------|-------|
| RF-1  | 148 ft <sup>2</sup> | 0/12  |
| RF-2  | 123 ft <sup>2</sup> | 42/12 |
| RF-3  | 104 ft <sup>2</sup> | 42/12 |
| RF-4  | 6 ft <sup>2</sup>   | 30/12 |
| RF-5  | 15 ft <sup>2</sup>  | 0/12  |
| RF-6  | 82 ft <sup>2</sup>  | 11/12 |
| RF-7  | 11 ft <sup>2</sup>  | 11/12 |
| RF-8  | 625 ft <sup>2</sup> | 11/12 |
| RF-9  | 11 ft <sup>2</sup>  | 11/12 |
| RF-10 | 82 ft <sup>2</sup>  | 11/12 |
| RF-11 | 11 ft <sup>2</sup>  | 11/12 |
| RF-12 | 431 ft <sup>2</sup> | 0/12  |



# 38 Gray Street, Arlington, MA

ROOF FACETS

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| Facet | Area                | Pitch |
|-------|---------------------|-------|
| RF-13 | 11 ft <sup>2</sup>  | 11/12 |
| RF-14 | 188 ft <sup>2</sup> | 0/12  |
| RF-15 | 230 ft <sup>2</sup> | 11/12 |
| RF-16 | 397 ft <sup>2</sup> | 11/12 |
| RF-17 | 22 ft <sup>2</sup>  | 42/12 |
| RF-18 | 143 ft <sup>2</sup> | 11/12 |
| RF-19 | 236 ft <sup>2</sup> | 11/12 |
| RF-20 | 29 ft <sup>2</sup>  | 0/12  |
| RF-21 | 4 ft <sup>2</sup>   | 40/12 |

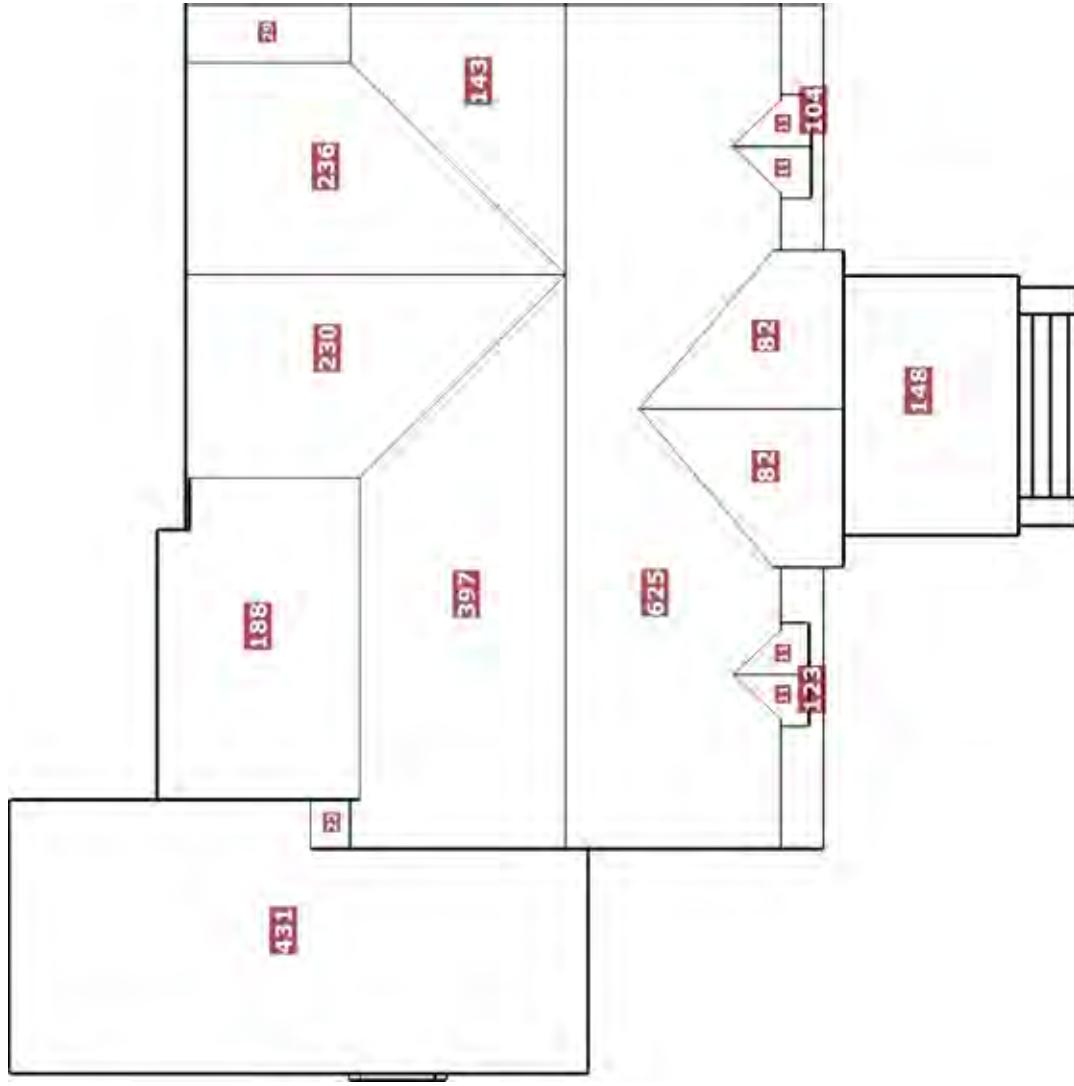
Facets smaller than 2 ft<sup>2</sup> are not shown in this table or labeled in plan view. See **Small Facets** in summary table below.



# 38 Gray Street, Arlington, MA ROOF AREA

45

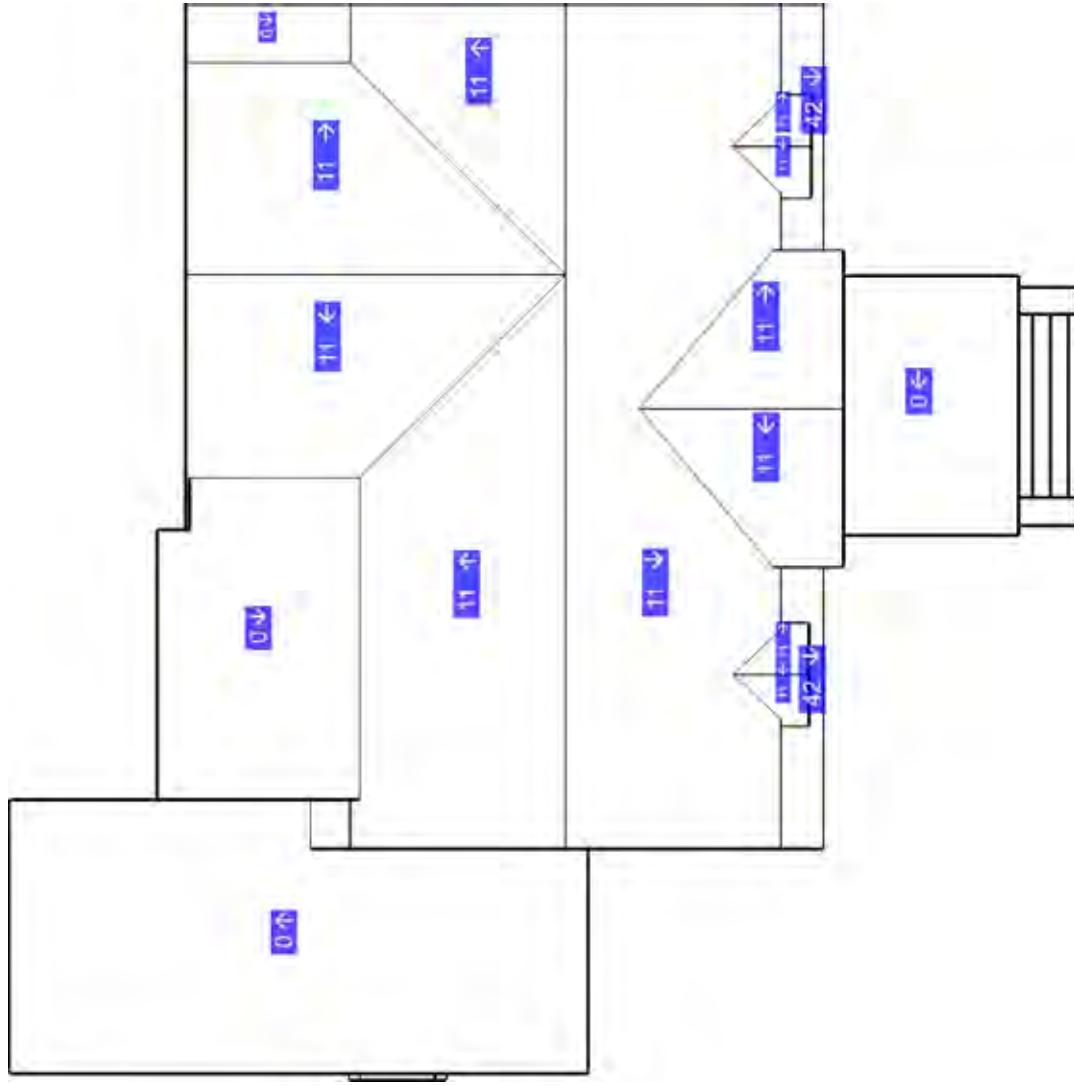
## HOVER Complete Measurements



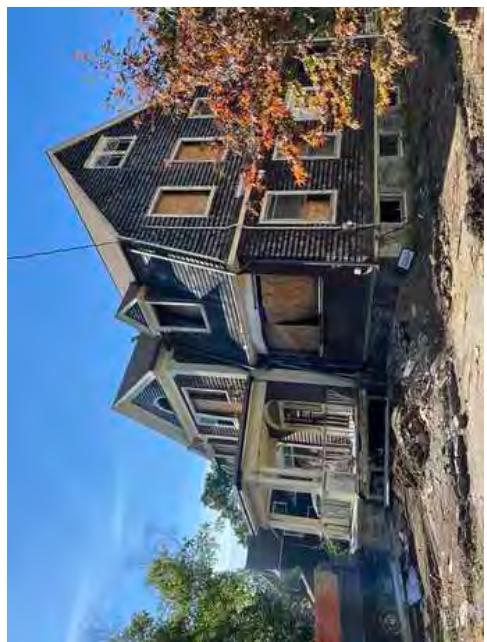
| Roof           | Facets    | Total                      |
|----------------|-----------|----------------------------|
| Labeled Facets | 21        | 2909 ft <sup>2</sup>       |
| Small Facets   | 1         | 2 ft <sup>2</sup>          |
| <b>Total</b>   | <b>22</b> | <b>2911 ft<sup>2</sup></b> |

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PROPERTY ID: 7139933  
GRAY



| Roof Pitch | Area                 | Percentage |
|------------|----------------------|------------|
| 11/12      | 1839 ft <sup>2</sup> | 63.17%     |
| 0/12       | 811 ft <sup>2</sup>  | 27.86%     |
| 42/12      | 251 ft <sup>2</sup>  | 8.62%      |
| 30/12      | 6 ft <sup>2</sup>    | 0.21%      |
| 40/12      | 4 ft <sup>2</sup>    | 0.14%      |



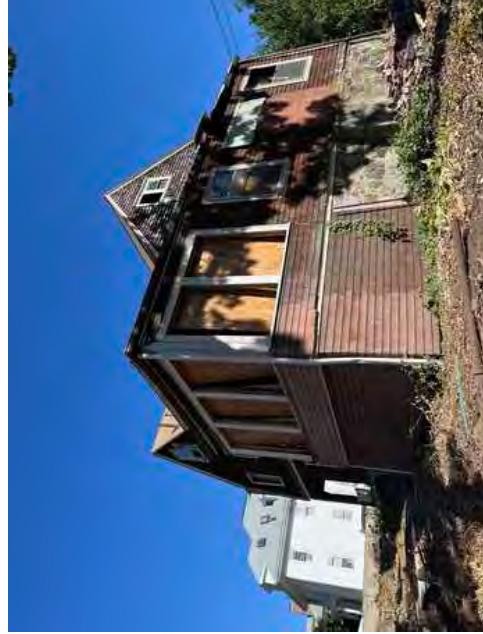
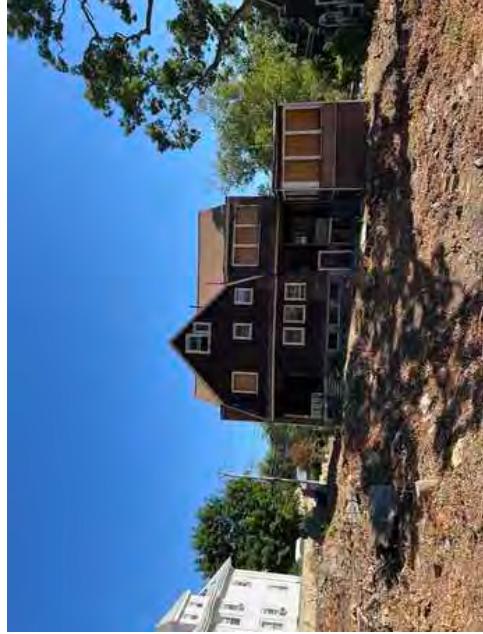
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GRAY

48  
38 Gray Street, Arlington, MA  
PHOTOS

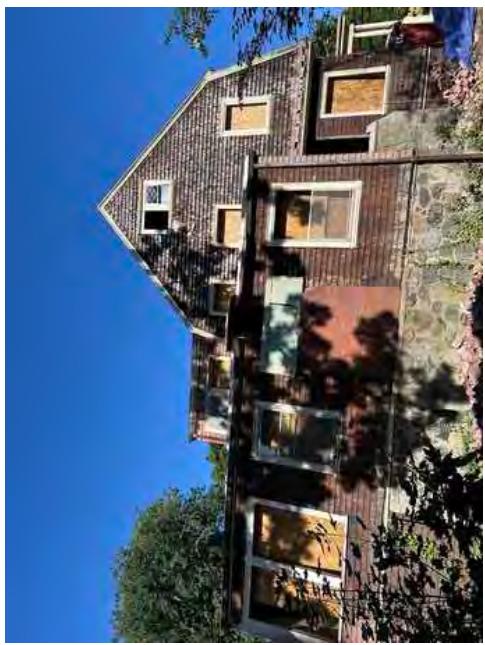
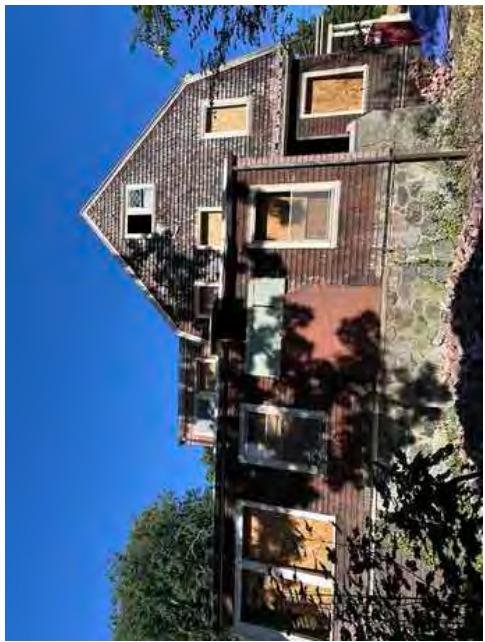


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GRAY

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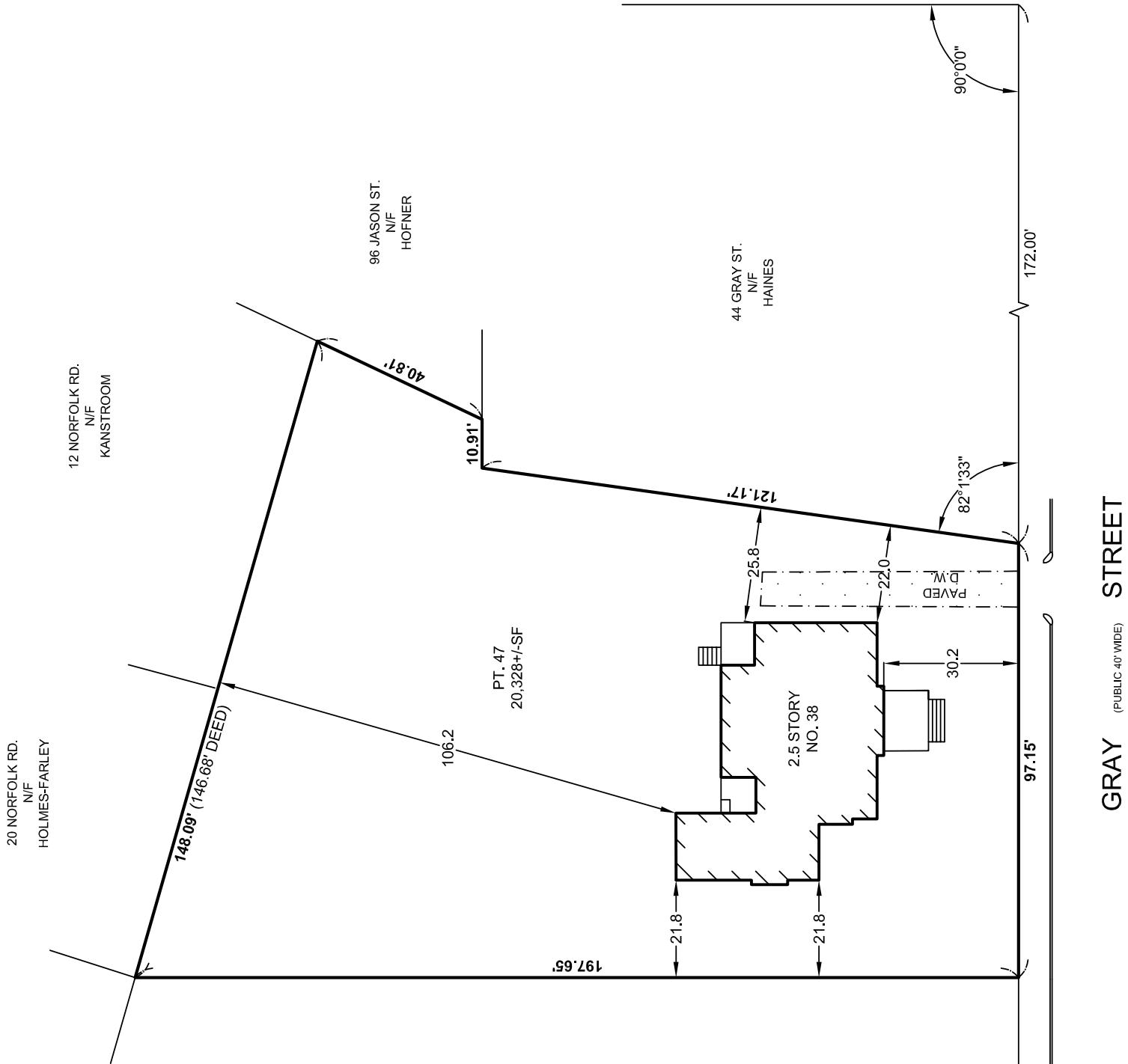


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GRAY

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34 GRAY ST.  
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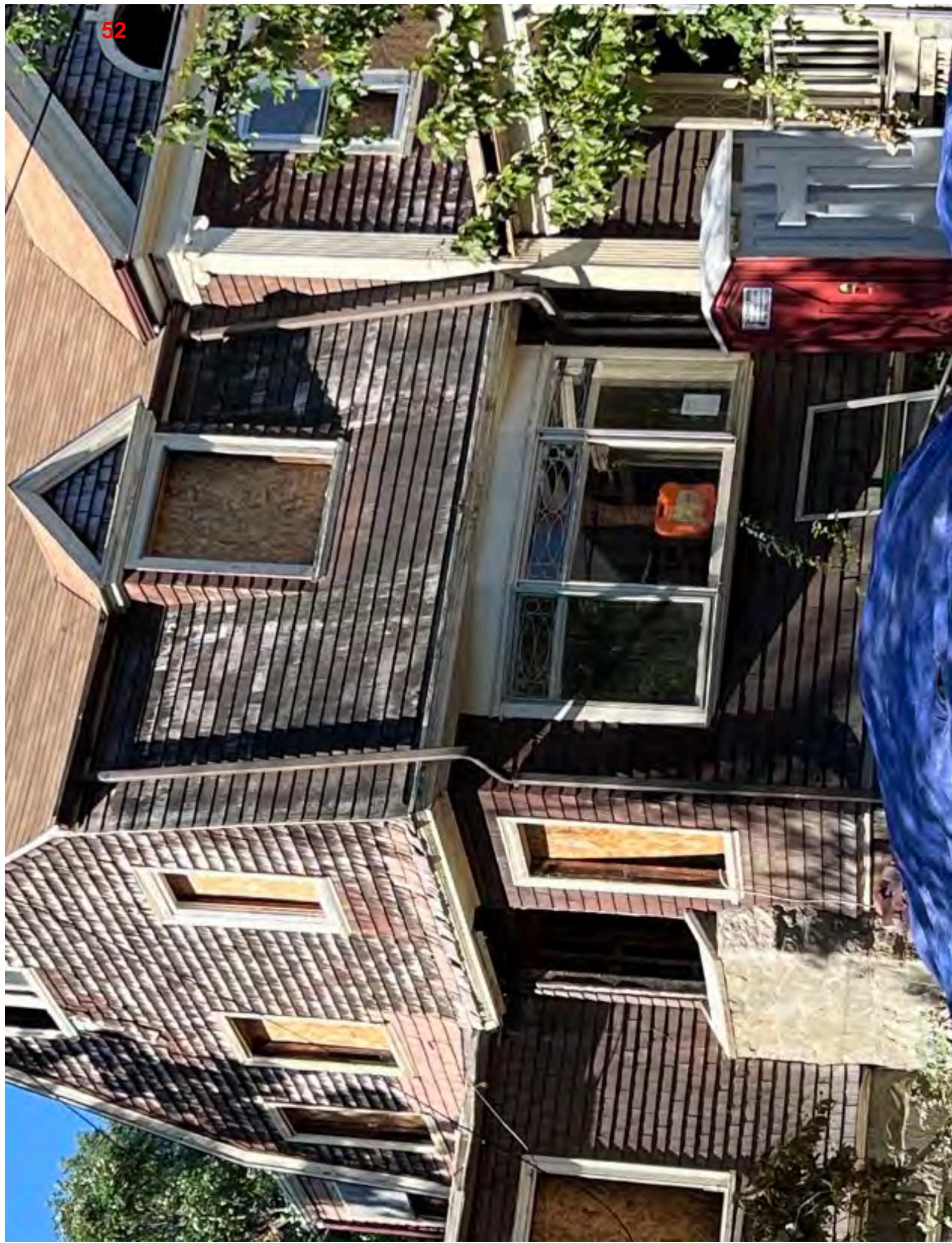
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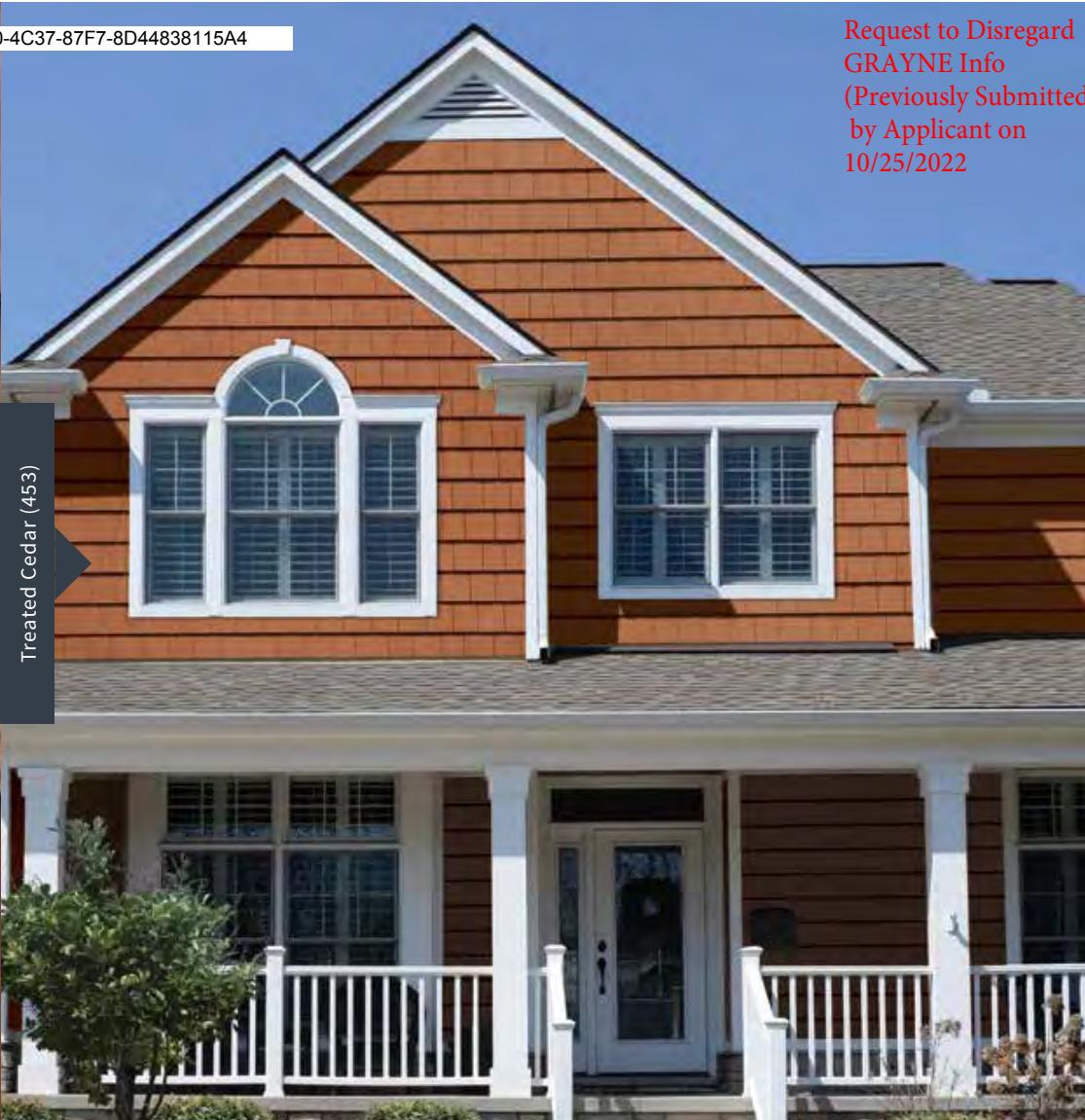


Request to Disregard  
GRAYNE Info  
(Previously Submitted)  
by Applicant on  
10/25/2022

Revised 04-2019



Request to Disregard  
GRAYNE Info  
(Previously Submitted)  
by Applicant on  
10/25/2022

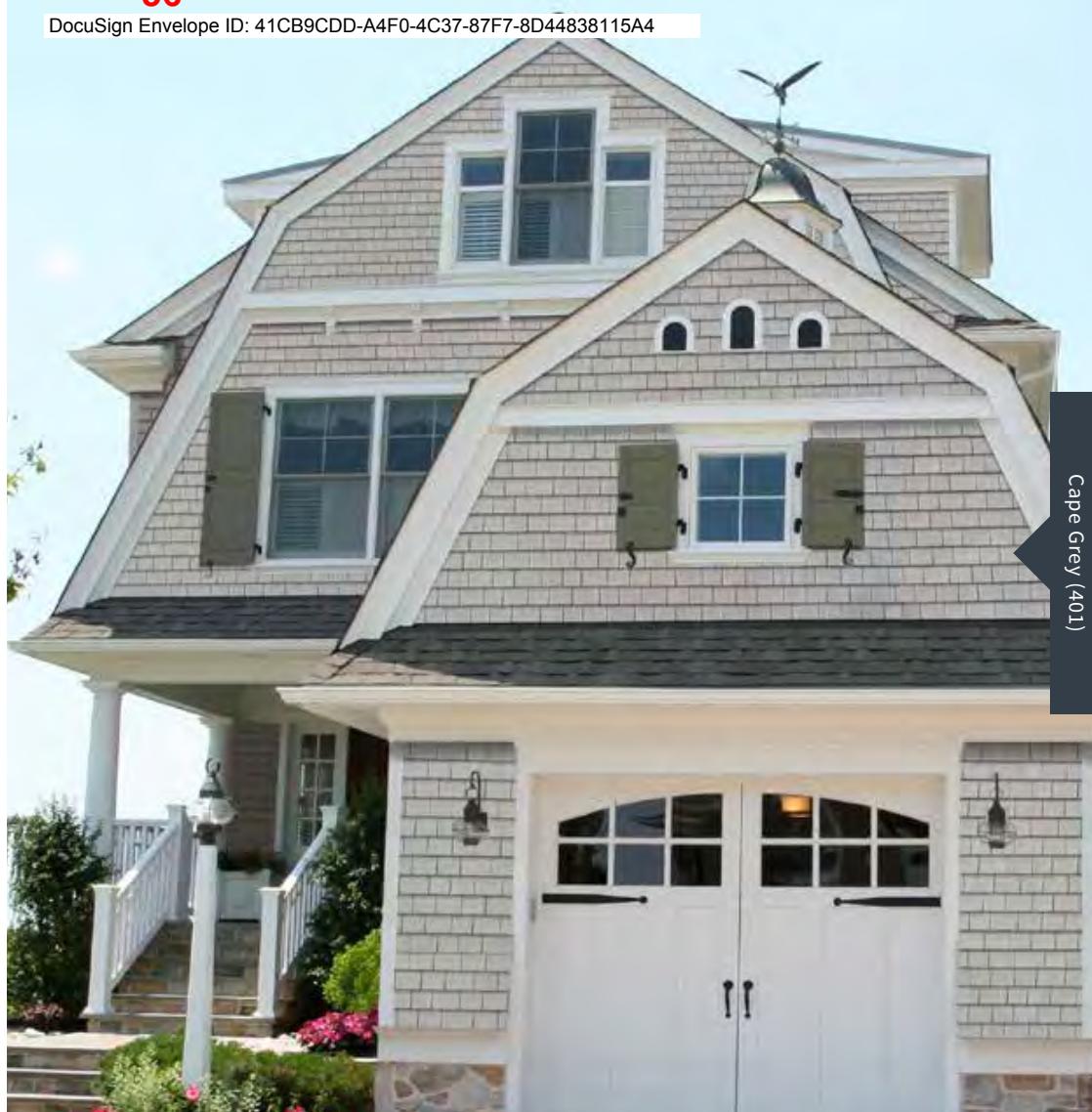


Grayne provides the ultimate replacement  
for Natural Cedar

Western Red Cedar is native  
to the Pacific Northwest.

- Often seen in dark, red-tone colors.
- Grayne Red Cedar offers a 7.5" exposure.





Request to Disregard  
GRAYNE Info  
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Cape Grey (401)

WHITE CEDAR  
5" Shingle

Grayne's Engineered Composite Shingle offers the charm of natural cedar. The shingle's graining patterns create natural depth and shadows for a striking on-house appearance. Grayne's sharp, crisp edges and dual offset installation provide the most authentic look possible, from up close and from the curb.



## Eastern White Cedar is native to Northeastern U.S. and Canada.

- Often seen in grey-tones and coastal colors.
- Grayne White Cedar offers a 5" exposure.

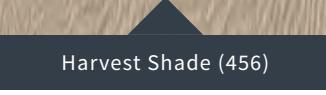
Request to Disregard  
GRAYNE Info  
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by Applicant on  
10/25/2022



Treated Cedar (453)



Vintage Brown (454)



Harvest Shade (456)

Request to Disregard  
GRAYNE Info  
(Previously Submitted)  
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10/25/2022



Aged Grey (451)



Tuscan Gold (452)



Heritage Grey (455)

RED CEDAR  
7.5" Shingle

7.5"  
Red Cedar  
Color Palette

What makes natural cedar shingles so striking is the color variance found in the woodgrain. That's why Grayne 7.5" Red Cedar offers six warm and welcoming cedar colors that have light and dark points like cedar found in nature. Ranging from stained looks to aged cedar, it's easy to find the perfect match for any project.

Don't see a color you are looking for? Customize with your favorite color by using Grayne's paintable shingle.

*Actual colors may vary from printed representation.*

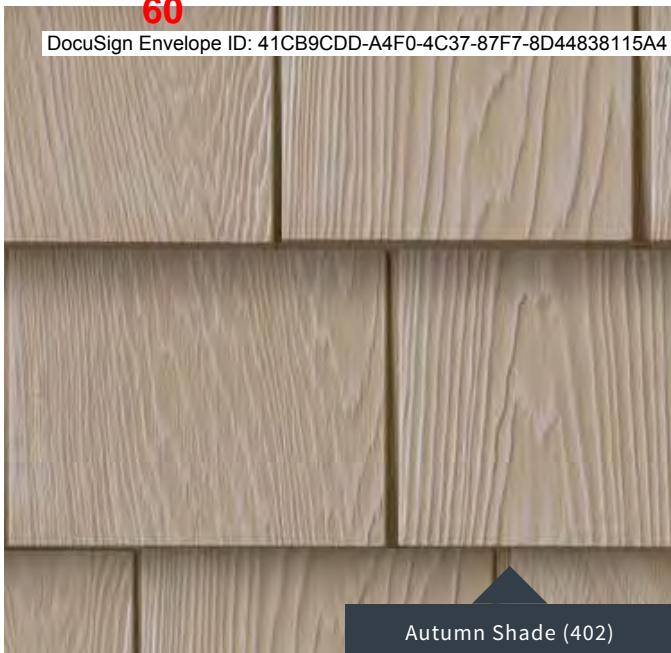
Request to Disregard  
GRAYNE Info  
(Previously Submitted)  
by Applicant on  
10/25/2022



Cape Grey (401)

Lakeside Blue (403)

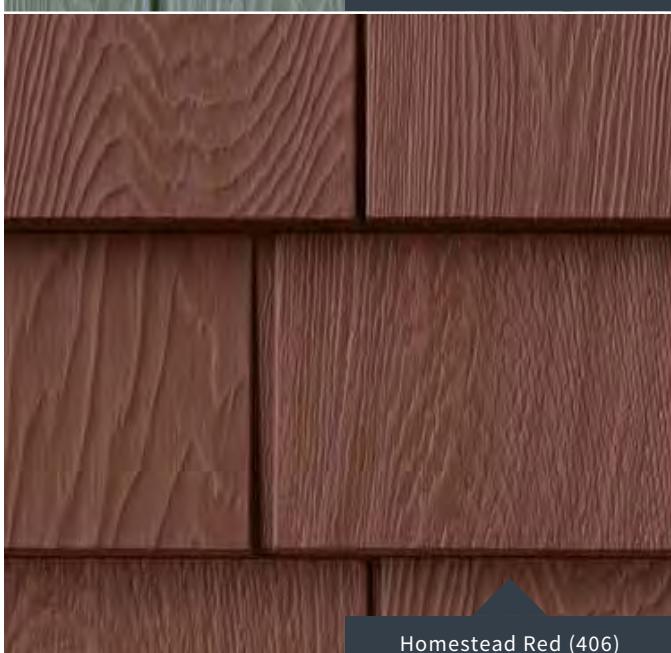
Aspen Brown (405)



Autumn Shade (402)



Ridge Moss (404)



Homestead Red (406)

Request to Disregard  
GRAYNE Info  
(Previously Submitted)  
by Applicant on  
10/25/2022

WHITE CEDAR  
5" Shingle

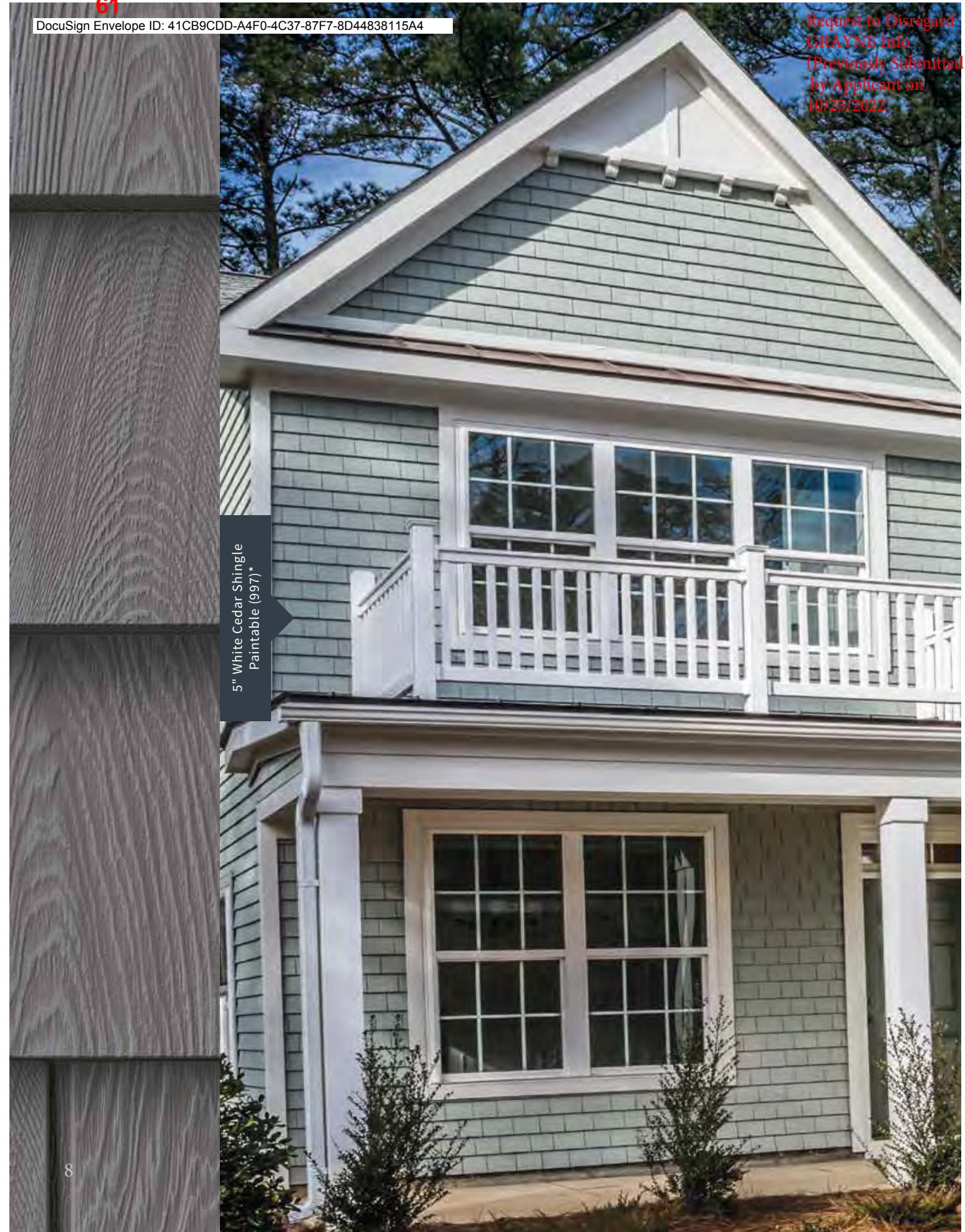
5"  
White Cedar  
Color Palette

Grayne's 5" White Cedar color palette incorporates the subtle color gradations and variations in the grain of plain-sawn shingles, giving the striking appearance of true cedar from every angle. Instantly get the look of aged cedar without any of the maintenance that accompanies real wood.

Have a custom color in mind? Grayne is also available in a paintable shingle to make your vision come to life.

*Actual colors may vary from printed representation.*

Request to Disregard  
GRAYNE Info.  
(Previously Submitted)  
by Applicant on  
10/25/2022





Request to Disregard  
GRAYNE Info  
(Previously Submitted)  
by Applicant on  
**10/25/2022**

## PAINT READY for your project

# Create your own Custom Color

Don't see a color you are looking for? Customize with your favorite color by using Grayne's paintable shingle.

Grayne Paintable shingle allows for superior paint adhesion with its innovative proprietary surface treatment. Made from a rigid PVC composite which is impervious to moisture, it is a great choice for any homeowner's custom color choice.

*For more information please visit [Grayne.com](http://Grayne.com).*

*\*Note: Sherwin Williams Color (6435), no color variations when painted.*

Request to Disregard  
GRAYNE Info  
(Previously Submitted)  
by Applicant on  
10/25/2022



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GRAYNE Info  
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10/25/2022

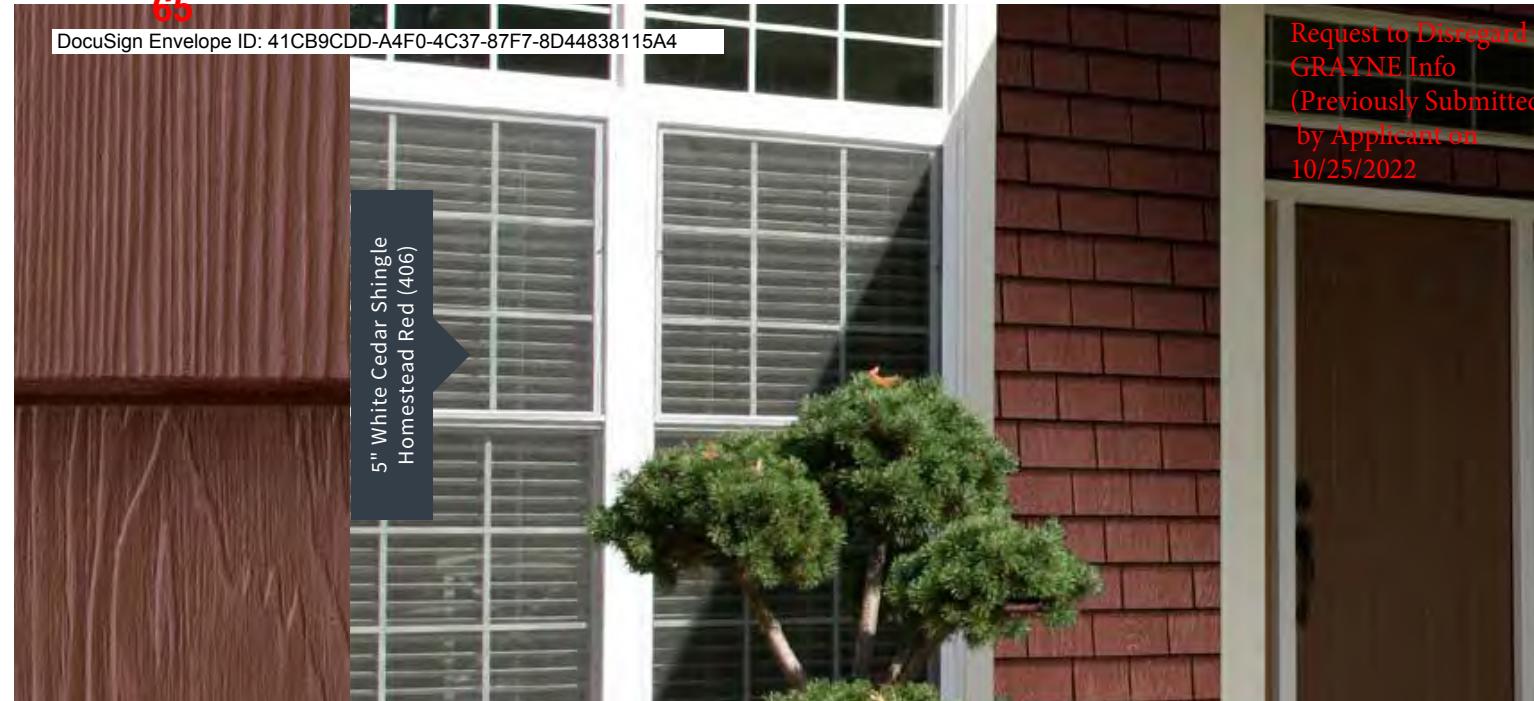
## PERFORMANCE

# Authentic Keyways

Natural cedar is beautiful. With Grayne Engineered Composite Shingle, you get the same beauty with none of the maintenance. Climate conditions can affect natural cedar to show signs of cupping and curling due to inadequate joint/keyway spacing and expansion/contraction. With Grayne shingle there is none of that because Grayne was designed to keep its shape over time. Grayne's deep keyways create pronounced shadows that ensure a lasting true cedar look on your home that is easy to clean and maintain. It will look as spectacular as the day it was installed.



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## Finish the look with the right Accessories

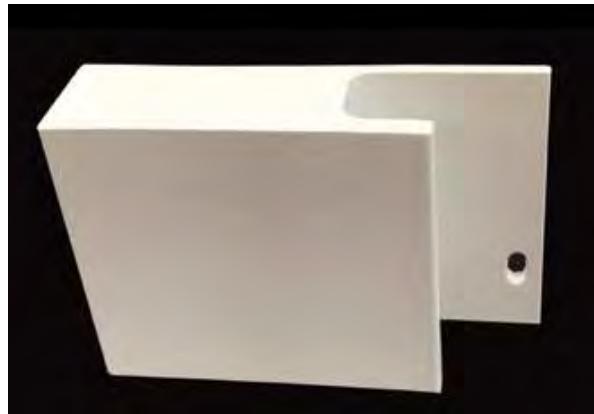
### Grayne PVC TRIM

Moisture-resistant cellular PVC provides maximum water management when installed correctly. An integrated nailing flange forms a 3/4" J-channel for faster, easier installation of Grayne Engineered Composite Shingles. You can choose to stick with their brilliant white paint color or paint them to match any surrounding elements.



**OUTSIDE CORNER WITH NAILING FLANGE**

Available in nominal 4" & 6" widths



**FLAT CASING WITH NAILING FLANGE**

For doors and windows.  
Available in nominal 4" & 6" widths

Request to Disregard  
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10/25/2022



Providing aesthetic advantages, and a look that will last a lifetime, Grayne offers a line of attention grabbing accessories designed to match Grayne Engineered Composite Shingles.

## Grayne J-CHANNEL & UNDERSILL

Grayne J-channel is commonly used for inside corners and in gable applications. Grayne undersill is typically used to terminate at soffit and under window sills. Both are available in solid colors developed to match Grayne Engineered Composite Shingles.

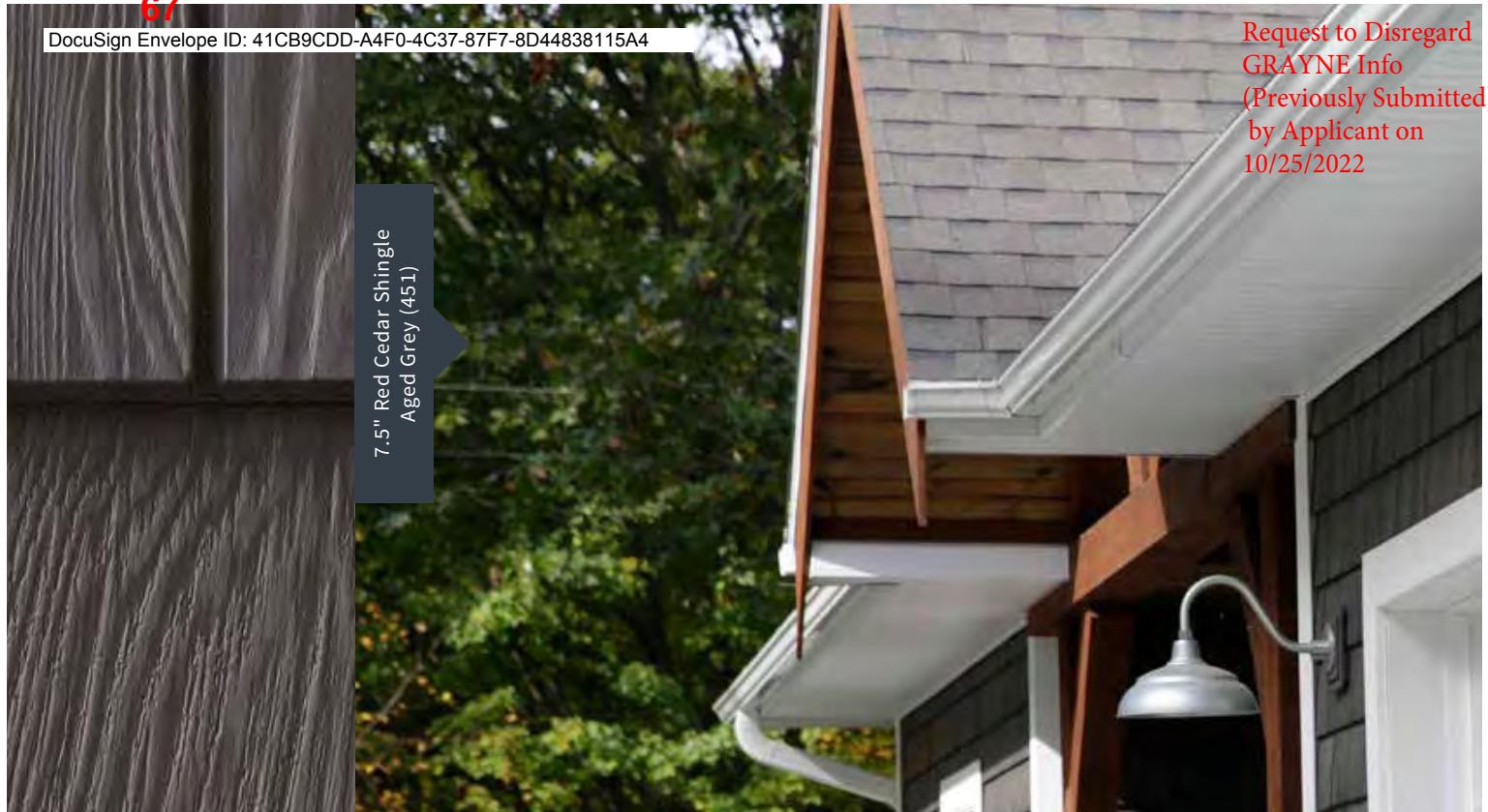


**J-CHANNEL**  
For inside corners and gables.  
Available in 10.5' length.



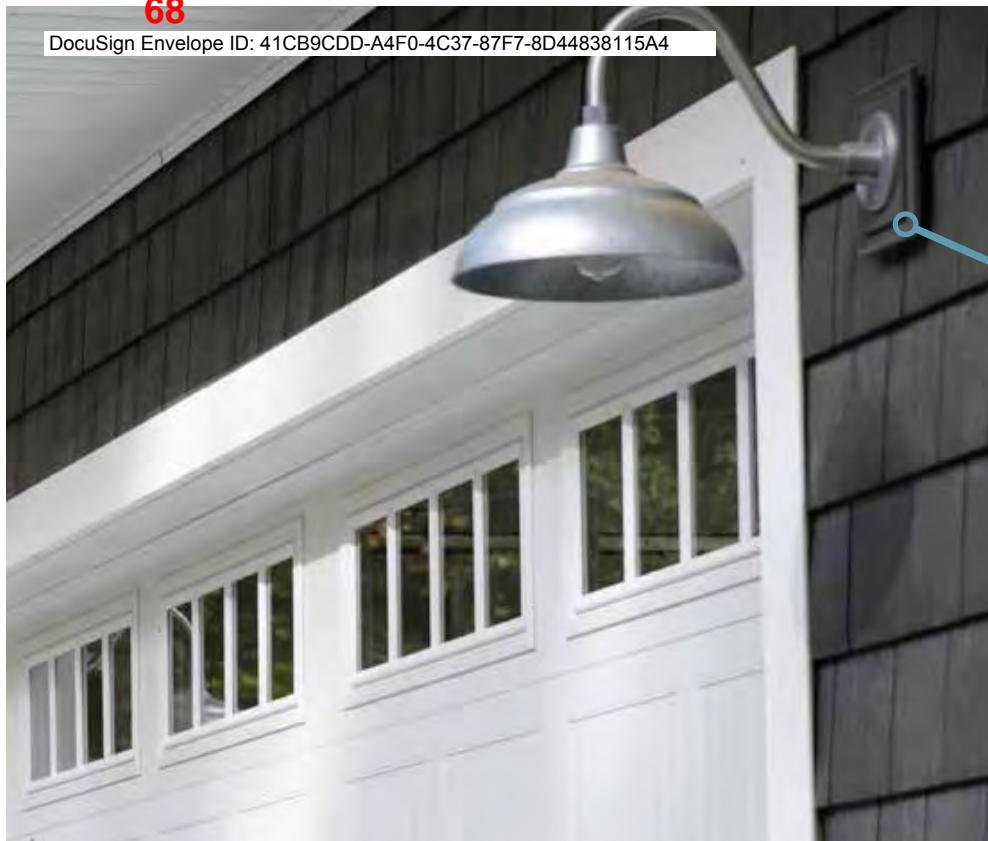
**UNDERSILL**  
For termination at soffit and under window sills.  
Available in 10.5' length.

Request to Disregard  
GRAYNE Info  
(Previously Submitted)  
by Applicant on  
10/25/2022



## J-Channel & Undersill Accessory Color-Match

|   |   |  |
|---|---|--|
| J-Channel & Undersill: 401   Mid-America: 258<br><i>Matches 5" Cape Grey (401)</i>  | J-Channel & Undersill: 402   Mid-America: 095<br><i>Matches 5" Autumn Shade (402)</i> | J-Channel & Undersill: 403   Mid-America: 329<br><i>Matches 5" Lakeside Blue (403)</i> |
| J-Channel & Undersill: 404   Mid-America: 280<br><i>Matches 5" Ridge Moss (404)</i> | J-Channel & Undersill: 405   Mid-America: 385<br><i>Matches 5" Aspen Brown (405)</i>  | J-Channel & Undersill: 406   Mid-America: 411<br><i>Matches 5" Homestead Red (406)</i> |



Request to Disregard  
GRAYNE Info  
(Previously Submitted)  
by Applicant on  
**10/25/2022**

Mid-America® mount  
blocks and utility vents are  
available in solid colors  
developed to match Grayne  
Engineered Composite  
Shingles and produce a  
clean, consistent finished  
look for all side wall  
penetrations, including  
exterior lighting and utility  
accessories.

Grayne J-channel and undersill are available in solid colors developed to match  
Grayne Engineered Composite Shingles.



J-Channel & Undersill: 451 | Mid-America: 451  
***Matches 7.5" Aged Grey (451)***



J-Channel & Undersill: 452 | Mid-America: 452  
***Matches 7.5" Tuscan Gold (452)***



J-Channel & Undersill: 453 | Mid-America: 453  
***Matches 7.5" Treated Cedar (453)***



J-Channel & Undersill: 454 | Mid-America: 454  
***Matches 7.5" Vintage Brown (454)***



J-Channel & Undersill: 455 | Mid-America: 455  
***Matches 7.5" Heritage Grey (455)***



J-Channel & Undersill: 456 | Mid-America: 456  
***Matches 7.5" Harvest Shade (456)***

*Actual colors may vary from printed representation.*

Request to Disregard  
GRAYNE Info  
(Previously Submitted  
by Applicant on  
10/25/2022)



[Grayne.com](http://Grayne.com)

For additional assistance, contact customer service at 800-521-8486



Atlantic® Premium Shutters | Builders Edge® | Foundry® Specialty Siding | Grayne® Engineered Composite Shingle  
Kleer® | Mid-America Siding Components® | SturdiMount® | Tapco Tools® | TruExterior® Siding & Trim  
Vantage® Shutters | Versetta Stone® | Wellcraft Egress Systems®



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# Arlington Historic District Commissions

## **Application for Certificate**

**(Read attached instructions  
before completing form)**

For Commission Use Only:  
Date Rec: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Certificate #: \_\_\_\_\_  
Monitor: \_\_\_\_\_

**SEE REVISED  
APPLICATION**

## **Certificate Requested:**

- APPLICATION**

  - **Appropriateness** – for work described herein
    - Minor project     Major Project     Demolition
  - **Non-Applicability** – for the following reason(s):
    - Not subject to public view
    - Maintenance, repair, or replacement using same design and materials
    - Proposed change specifically excluded from review under Bylaw
    - Other: \_\_\_\_\_
  - **Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

---

## General Information:

Property Address 38 Gray St District Jason

**Owner(s)** Matthew Urciuoli **Email** realtormattu@gmail.com

Owner's Phone (h) 617-281-3476 (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Owner's Address 38 Gray St Arlington MA 02476

**Applicant (if not Owner)**

Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_

**Applicant's Address** \_\_\_\_\_

Applicant's Relationship to Owner \_\_\_\_\_

Greenstone Books Development Department 617-845-1407

**Contractor** Boston's Best Development      **Phone** 617-945-1497  
**Architect**      **Planner**

Report of Activities and Work Structures 8/1/23 Generated 11/1/23

**Dates of Anticipated Work:** Start 9/1/22 Completion 11/1/22

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

1. Replace modern railings on front porch with railings similar to historical pictured from back porch. Wood, square baluster 2-3" off center, custom railing similar design to historical from back existing.
    2. Add railing to existing deck above family room identical to front porch railing
  3. Match right side back entrance railing to new front railing
  4. Add vertical wood lattice panel under decks(photos)

**Required Documentation Acknowledgement:** (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

**Owners Signature(s):**  **Date:** 8/13/2022

Certificate Application (Revised January 2022)

## Application Information and Instructions

**REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT:** Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commissions' Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's Executive Secretary. Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

**SEE REVISED  
APPLICATION**

### Types of Certificates:

**Certificate of Appropriateness** – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

**Minor Projects:** doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

**Major Projects:** new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

**Demolition Projects:** removal of any existing structure or portion thereof in a Historic District.

**Certificate of Non-Applicability** – Issued for matters that are specifically excluded from AHDC review.

**Certificate of Hardship** – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

**Required Documentation:** At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

**Application Deadlines:** The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

**Minor Projects: 7 calendar days prior to scheduled hearing**

**Major Projects or Demolition: 14 calendar days prior to scheduled hearing**

In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month.

Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

**Contact Information:** Additional information is available at: [arlingtonhistoricdistrict.com](http://arlingtonhistoricdistrict.com). Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, [ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us), (781) 316-3265. Any additional questions can be addressed to the Commissions' Chair Stephen Makowka at [ahdcchair@town.arlington.ma.us](mailto:ahdcchair@town.arlington.ma.us). CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.

# ARLINGTON HISTORIC DISTRICT APPLICATION

## Supporting Documentation Checklist

SEE REVISED  
APPLICATION

|                                |                               |                 |                        |
|--------------------------------|-------------------------------|-----------------|------------------------|
| <b>Property Address</b>        | 38 Gray St Arlington MA 02476 | <b>District</b> | Jason                  |
| <b>Applicant's Name</b>        | Matthew Urciuoli              | <b>Email</b>    | realtormattu@gmail.com |
| <b>Applicant's Phone (Day)</b> | 617-281-3476                  | <b>(Mobile)</b> |                        |

**For Minor Projects or  Certificate of Non-Applicability**

- Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

n/a Custom

- Manufacturer's literature and specifications sheets describing the proposed feature(s)**
- Description of how the proposed work is either compatible with the District or Non-Applicable**

**For Major Projects**

- Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

- Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

**O Plans**

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

**O Elevations of building facades- identify:**

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

**O Wall sections (especially showing projecting features such as bays, balconies, porches, additions)**

**O Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)**

**O Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)**

**O For projections, additions and new construction also include:**

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan-existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

- Manufacturers' literature and specification sheets describing the proposed components**

- Suggested Supporting Submittals: Model; Physical Samples**

- Description of how the proposed work is compatible with the District.**

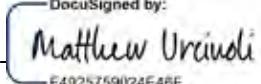
**For Demolition**

- Statement of current state of existing structure and reason for demolition**

- Statement of the historic significance of the structure**

- Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

- Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s):  Date: 9/13/2022

Certificate Application (Revised January 2022)

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# Arlington Historic District Commissions

## Application for Certificate

For Commission Use Only:  
Date Rec: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Certificate #: \_\_\_\_\_  
Monitor: \_\_\_\_\_

**REVISED  
APPLICATION  
RECEIVED  
10-25-2022**

## **Certificate Requested:**

- APPLICATION  
RECEIVED  
10-25-2022**

## **General Information:**

Property Address 38 Gray St District Jason

**Owner(s)** Matthew Urciuoli      **Email** realtormattu@gmail.com

Owner's Phone (h) 617-281-3476 (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Owner's Address 38 Gray St Arlington MA 02476

Applicant (if not Owner)

Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_

**Applicant's Address** \_\_\_\_\_

### **Applicant's Relationship to Owner**

Customer: Becton's Best Development Project: S17-015-1487

Contractor Bostons Best Development Phone 617-945-1497

Page 1 of 20      Page 5750 of 5750      01/11/2022      Page 1 of 1      11/11/2022

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District guidelines.

- and the District as a whole.

  1. Replace modern railings on front porch with railings similar to historical pictured from back porch. Wood, square baluster 2-3" off center, custom railing similar design to historical from back existing.
  - ~~2. Add railing to existing deck above family room identical to front porch railing~~
  3. Match right side back entrance railing to new front railing 4. Add vertical wood lattice panel under decks(photos)

**5. Update porch according to presented plan by architect Anthony Vogel and p**

**Required Documentation Acknowledgement:** (see attached instructions)  
 I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

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Owners Signature(s):  Date: 8/13/2022

Certificate Application (Revised January 2022)

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**REVISED  
APPLICATION  
RECEIVED**

**10-25-2022**

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# ARLINGTON HISTORIC DISTRICT APPLICATION

## Supporting Documentation Checklist

**REVISED  
APPLICATION**  
**RECEIVED**  
**10-25-2022**

Property Address 38 Gray St Arlington MA 02476      District Jaso

Applicant's Name Matthew Urciuoli      Email realtormattu@gmail.com

Applicant's Phone (Day) 617-281-3476      (Mobile) \_\_\_\_\_

**For Minor Projects or  Certificate of Non-Applicability**

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n/a Custom

- Manufacturer's literature and specifications sheets describing the proposed feature(s)**
- Description of how the proposed work is either compatible with the District or Non-Applicable**

**For Major Projects**

- Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

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**O Wall sections (especially showing projecting features such as bays, balconies, porches, additions)**

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- Manufacturers' literature and specification sheets describing the proposed components**

- Suggested Supporting Submittals: Model; Physical Samples**

- Description of how the proposed work is compatible with the District.**

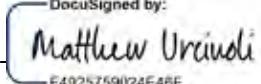
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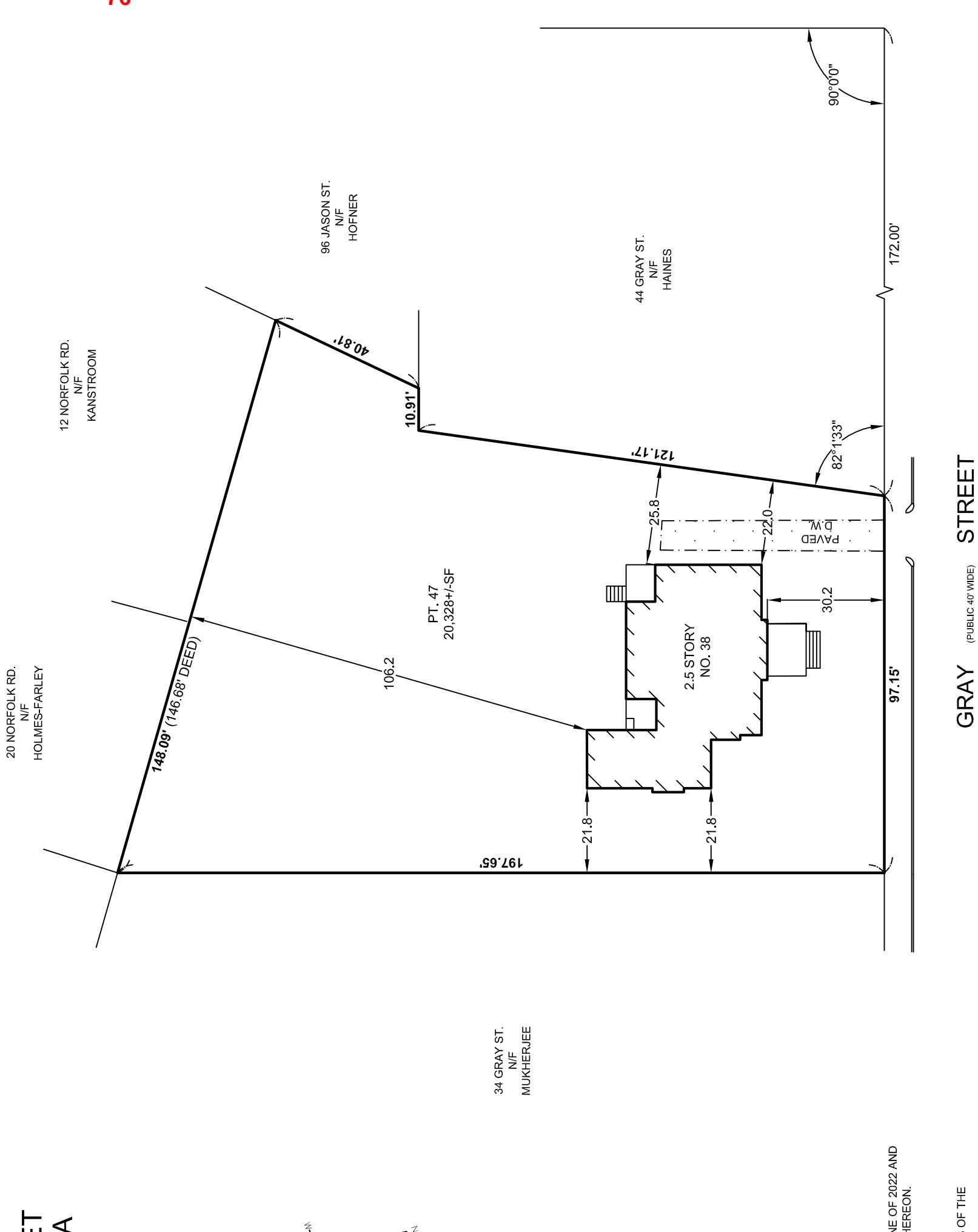
- Statement of the historic significance of the structure**

- Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

- Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s):  Date: 9/13/2022

Certificate Application (Revised January 2022)



77



15P  
Hill House  
RENTED



78



79



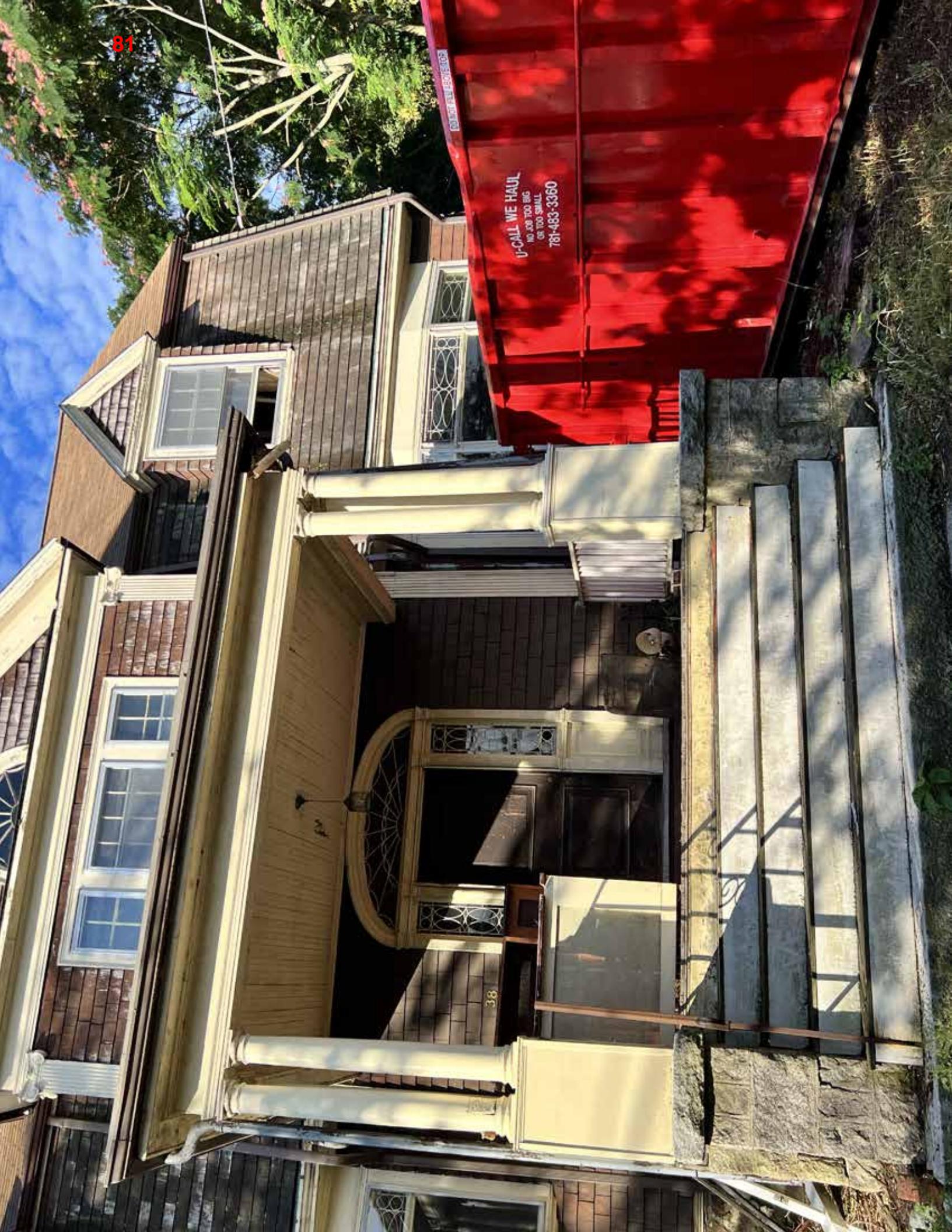
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81

DRIVE ON BOARD

U-CALL WE HAUL  
NO JOB TOO BIG  
OR TOO SMALL  
781-468-3360





or to family room rubber roof



# Application #3 WINDOWS



## Arlington Historic District Commissions

### Application for Certificate

**(Read attached instructions  
before completing form)**

**Certificate Requested:**

- Appropriateness** – for work described herein  
 Minor project    Major Project    Demolition
- Non-Applicability** – for the following reason(s):  
 Not subject to public view  
 Maintenance, repair, or replacement using same design and materials  
 Proposed change specifically excluded from review under Bylaw  
 Other:  
 **Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

**General Information:**

Property Address 38 Gray St Arlington Ma 02476

District Jason

Owner(s) Matthew Urciuoli

Email realtormattu@gmail.com

Owner's Phone (h) 6172813476

(w)

(fax)

Owner's Address 38 Gray ST Arlington MA 02474

Applicant (if not Owner)

Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Applicant's Relationship to Owner \_\_\_\_\_

Contractor Rubicon Construction

Phone (617) 936-5888

Architect \_\_\_\_\_

Phone \_\_\_\_\_

**Dates of Anticipated Work:** Start 10/1/22

 Completion 3/1/23

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

Replace current double hung windows with Harvey Majesty wood windows with aluminum clad

See attached manufacturer specs sheet. Windows to have 6/1 grids in lieu of current 8/1 grids

**Required Documentation Acknowledgement:** (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s):

 Date: 9/13/22

Certificate Application (Revised January 2022)

SEE REVISED  
APPLICATION

|                          |       |
|--------------------------|-------|
| For Commission Use Only: |       |
| Date Rec:                | _____ |
| Hearing Date:            | _____ |
| Certificate #:           | _____ |
| Monitor:                 | _____ |

## Application Information and Instructions

**REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT:** Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commissions' Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's [Secretary](#). Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

**SEE REVISED APPLICATION**

### Types of Certificates:

**Certificate of Appropriateness** – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

**Minor Projects:** doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

**Major Projects:** new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

**Demolition Projects:** removal of any existing structure or portion thereof in a Historic District.

**Certificate of Non-Applicability** – Issued for matters that are specifically excluded from AHDC review.

**Certificate of Hardship** – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

**Required Documentation:** At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

**Application Deadlines:** The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

**Minor Projects: 7 calendar days prior to scheduled hearing**

**Major Projects or Demolition: 14 calendar days prior to scheduled hearing**

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**Contact Information: Additional information is available at:** [arlingtonhistoricedistrict.com](http://arlingtonhistoricedistrict.com). Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, [ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us), (781) 316-3265. Any additional questions can be addressed to the Commissions' Chair Stephen Makowka at [ahdcchair@town.arlington.ma.us](mailto:ahdcchair@town.arlington.ma.us). CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.

## ARLINGTON HISTORIC DISTRICT APPLICATION

### Supporting Documentation Checklist

Property Address 38 Gray St Arlington MA 02476District JasonApplicant's Name Matthew UrciuoliEmail realtormattu@gmail.comApplicant's Phone (Day) 617-281-3476

(Mobile)

**■ For Minor Projects or □ Certificate of Non-Applicability****■ Drawings (11x17 max., with graphic scale, dimensioned, all materials identified, or marked up)  
Photographs (8x10)****SEE REVISED  
APPLICATION**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

**■ Manufacturer's literature and specifications sheets describing the proposed feature(s)****■ Description of how the proposed work is either compatible with the District or Non-Applicable****□ For Major Projects****□ Photographs (8x10)**

Existing conditions of historic structure to be modified (façades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

**□ Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)****○ Plans**

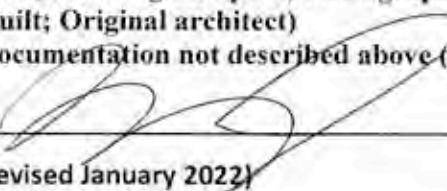
Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

**○ Elevations of building facades- identify:**

Foundation; Siding; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

**○ Wall sections (especially showing projecting features such as bays, balconies, porches, additions)****○ Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)****○ Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)****○ For projections, additions and new construction also include:**

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan-existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

**□ Manufacturers' literature and specification sheets describing the proposed components****□ Suggested Supporting Submittals: Model; Physical Samples****□ Description of how the proposed work is compatible with the District.****□ For Demolition****□ Statement of current state of existing structure and reason for demolition****□ Statement of the historic significance of the structure****□ Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)****□ Other provided documentation not described above (please list on a separate attached sheet).**Applicants Signature(s): Date: 9/13/22

Certificate Application (Revised January 2022)



# Arlington Historic District Commissions

## Application for Certificate

(Read attached instructions  
before completing form)

### Certificate Requested:

- Appropriateness** – for work described herein
- Minor project    Major Project    Demolition
- Non-Applicability** – for the following reason(s):
- Not subject to public view
  - Maintenance, repair, or replacement using same design and materials
  - Proposed change specifically excluded from review under Bylaw
  - Other: \_\_\_\_\_
- Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

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District Jason

Owner(s) Matthew Urciuoli

Email realtormattu@gmail.com

Owner's Phone (h) 6172813476 (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Owner's Address 38 Gray ST Arlington MA 02474

Applicant (if not Owner) \_\_\_\_\_

Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Applicant's Relationship to Owner \_\_\_\_\_

Contractor Rubicon Construction

Phone (617) 936-5888

Architect \_\_\_\_\_

Phone \_\_\_\_\_

Dates of Anticipated Work: Start 10/1/22

Completion 3/1/23

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

Replace current double hung windows with Harvey Majesty wood windows with aluminum clad

See attached manufacturer specs sheet. Windows to have 2/1 grids in lieu of current 8/1 grids

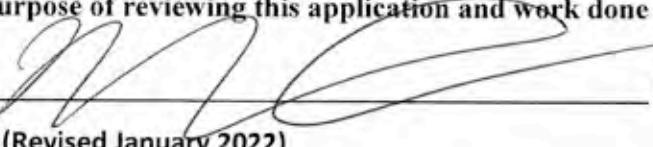
Remove vinyl window on the left side of the house

Replace all windows with Harvey windows similar style. Preserve Leaded decorative windows on the first floor

### Required Documentation Acknowledgement: (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

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Date: 9/13/22

Certificate Application (Revised January 2022)

|                          |
|--------------------------|
| For Commission Use Only: |
| Date Rec: _____          |
| Hearing Date: _____      |
| Certificate #: _____     |
| Monitor: _____           |

**REVISED  
APPLICATION  
RECEIVED  
10-25-2022**

## Application Information and Instructions

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**REVISED  
APPLICATION  
RECEIVED  
10-25-2022**

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# ARLINGTON HISTORIC DISTRICT APPLICATION

## Supporting Documentation Checklist

**REVISED  
APPLICATION  
RECEIVED  
10-25-2022**

|                                |                               |                 |                        |
|--------------------------------|-------------------------------|-----------------|------------------------|
| <b>Property Address</b>        | 38 Gray St Arlington MA 02476 | <b>District</b> | Jason                  |
| <b>Applicant's Name</b>        | Matthew Urciuoli              | <b>Email</b>    | realtormattu@gmail.com |
| <b>Applicant's Phone (Day)</b> | 617-281-3476                  | <b>(Mobile)</b> |                        |

**For Minor Projects or  Certificate of Non-Applicability**

- Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

- Manufacturer's literature and specifications sheets describing the proposed feature(s)**
- Description of how the proposed work is either compatible with the District or Non-Applicable**

**For Major Projects**

- Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

- Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

**Plans**

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

**Elevations of building facades- identify:**

Foundation; Siding; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

**Wall sections (especially showing projecting features such as bays, balconies, porches, additions)**

**Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)**

**Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)**

**For projections, additions and new construction also include:**

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan-existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

- Manufacturers' literature and specification sheets describing the proposed components**

- Suggested Supporting Submittals: Model; Physical Samples**

- Description of how the proposed work is compatible with the District.**

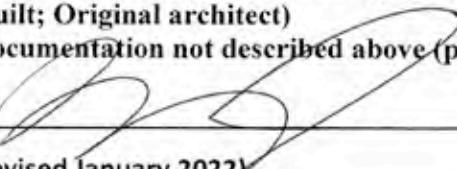
**For Demolition**

- Statement of current state of existing structure and reason for demolition**

- Statement of the historic significance of the structure**

- Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

- Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s):  Date: 9/13/22

Certificate Application (Revised January 2022)

C

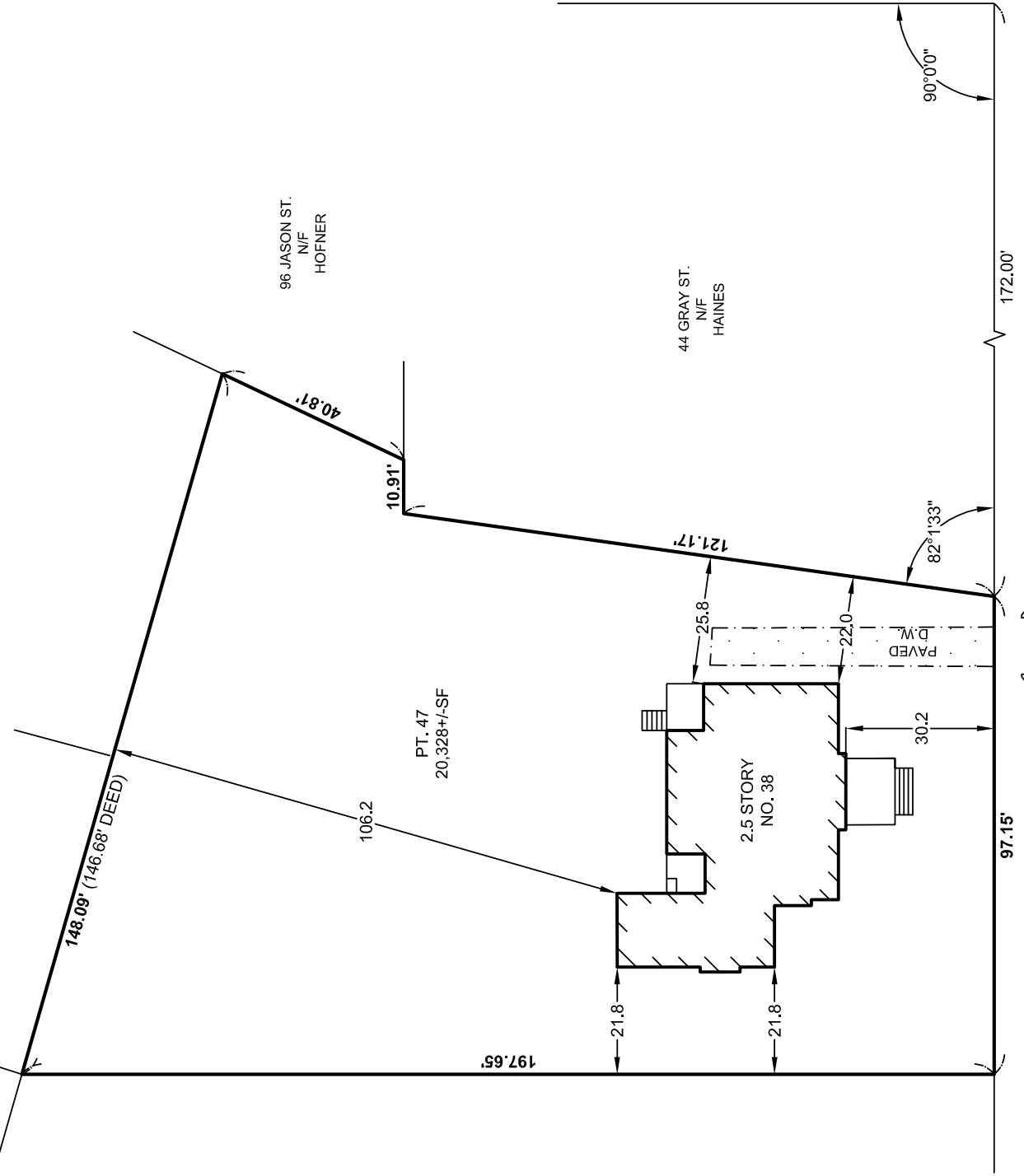
90

CUTTING

LADONI

20 NORFOLK RD.  
N/F  
HOLMES-FARLEY12 NORFOLK RD.  
N/F  
KANSTROOM34 GRAY ST.  
N/F  
MUKHERJEE

MA

JUNE OF 2022 AND  
MN HEREON.

EDS OF THE

GRAY STREET  
(PUBLIC 40' WIDE)

**38 Gray Street**  
Arlington, MA 02476



[VIEW 3D MODEL](#)

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Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

**PROPERTY ID: 713933**  
GRAY  
16 AUG 2022



# 38 Gray Street, Arlington, MA SUMMARY

92

| <b>Areas</b>         | <b>Siding</b>              | <b>Other</b>               |
|----------------------|----------------------------|----------------------------|
| Facades              | 2847 ft <sup>2</sup>       | 1147 ft <sup>2</sup>       |
| Openings             | 400 ft <sup>2</sup>        | 60 ft <sup>2</sup>         |
| Trims*               | 203 ft <sup>2</sup>        | 106 ft <sup>2</sup>        |
| Unknown (no photos)* | 108 ft <sup>2</sup>        | 81 ft <sup>2</sup>         |
| <b>Total</b>         | <b>3558 ft<sup>2</sup></b> | <b>1394 ft<sup>2</sup></b> |

\*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

| <b>Openings</b> | <b>Siding</b> | <b>Other</b> |
|-----------------|---------------|--------------|
| Quantity        | 30            | 8            |
| Tops Length     | 68' 7"        | 22' 10"      |
| Sills Length    | 72' 7"        | 29' 9"       |
| Sides Length    | 200' 10"      | 34' 9"       |
| Total Perimeter | 341' 11"      | 87' 5"       |

| <b>Corners</b> | <b>Siding</b> | <b>Other</b> |
|----------------|---------------|--------------|
| Inside Qty     | 13            | -            |
| Inside Length  | 61' 5"        | -            |
| Outside Qty    | 21            | -            |
| Outside Length | 147' 7"       | -            |

| <b>Accessories</b> | <b>Siding</b>     | <b>Other</b>      |
|--------------------|-------------------|-------------------|
| Shutter Qty        | 0                 | 0                 |
| Shutter Area       | 0 ft <sup>2</sup> | 0 ft <sup>2</sup> |
| Vents Qty          | 0                 | 0                 |
| Vents Area         | 0 ft <sup>2</sup> | 0 ft <sup>2</sup> |

| <b>Trim</b>   | <b>Siding</b> | <b>Other</b> |
|---------------|---------------|--------------|
| Level Starter | 399' 8"       | 450' 4"      |
| Sloped Trim   | 93' 10"       | 24' 8"       |
| Vertical Trim | 292'          | 487' 5"      |

| <b>Roofline</b>     | <b>Length</b> | <b>Avg. Depth</b> | <b>Soffit Area</b>  |
|---------------------|---------------|-------------------|---------------------|
| Eaves Fascia        | 239' 8"       | -                 | -                   |
| Level Frieze Board  | 255' 5"       | 1' 7"             | 336 ft <sup>2</sup> |
| Rakes Fascia        | 179'          | -                 | -                   |
| Sloped Frieze Board | 181' 2"       | 4"                | 41 ft <sup>2</sup>  |

| <b>SIDING WASTE TOTALS</b>     |                      |                                |                |
|--------------------------------|----------------------|--------------------------------|----------------|
| <b>Siding &amp; Trim Only*</b> | <b>Area</b>          | <b>Squares</b>                 | <b>Squares</b> |
| Zero Waste                     | 3156 ft <sup>2</sup> | 31 <sup>3</sup> / <sub>4</sub> |                |
| + 10%                          | 3471 ft <sup>2</sup> | 34 <sup>3</sup> / <sub>4</sub> |                |
| + 18%                          | 3725 ft <sup>2</sup> | 37 <sup>1</sup> / <sub>2</sub> |                |

| <b>+ Openings &lt; 20ft<sup>2</sup></b> | <b>Area</b>          | <b>Squares</b>                 | <b>Squares</b> |
|---|----------------------|--------------------------------|----------------|
| Zero Waste                              | 3521 ft <sup>2</sup> | 35 <sup>1</sup> / <sub>2</sub> |                |
| + 10%                                   | 3871 ft <sup>2</sup> | 38 <sup>3</sup> / <sub>4</sub> |                |
| + 18%                                   | 4157 ft <sup>2</sup> | 41 <sup>3</sup> / <sub>4</sub> |                |

\*The first three rows of the Siding Waste Factor table are calculated using the total ft<sup>2</sup> of siding facades, ft<sup>2</sup> of trim touching siding, and ft<sup>2</sup> of unknowns touching siding.

PROPERTY ID: 7139353  
GRAY

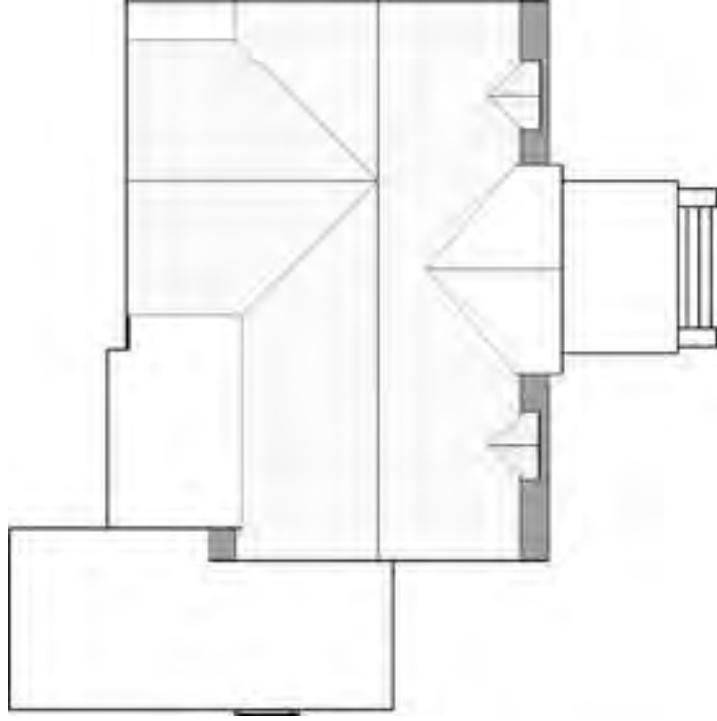


## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA ROOF SUMMARY

93

| <b>Roof</b>         | <b>Area</b>          | <b>Total</b> | <b>Length</b> |
|---------------------|----------------------|--------------|---------------|
| Roof Facets         | 2911 ft <sup>2</sup> | 22           | -             |
| Ridges / Hips       | -                    | 8            | 86' 3"        |
| Valleys             | -                    | 13           | 123' 10"      |
| Rakes               | -                    | 17           | 179'          |
| Eaves               | -                    | 29           | 239' 8"       |
| Flashing            | -                    | 17           | 75' 2"        |
| Step Flashing       | -                    | 25           | 68' 10"       |
| Drip Edge/Perimeter | -                    | -            | 418' 8"       |



| <b>Roof Pitch*</b> | <b>Area</b>          | <b>Percentage</b> |
|--------------------|----------------------|-------------------|
| 11/12              | 1839 ft <sup>2</sup> | 63.17%            |
| 0/12               | 811 ft <sup>2</sup>  | 27.86%            |
| 42/12              | 251 ft <sup>2</sup>  | 8.62%             |
| 30/12              | 6 ft <sup>2</sup>    | 0.21%             |

\* Only top 4 values shown. Reference Roof Pitch page for all values.

### Example Waste Factor Calculations

|                | <b>Zero Waste</b>    | <b>+5%</b>           | <b>+10%</b>          | <b>+15%</b>          | <b>+20%</b>          |
|----------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <b>Area</b>    | 2911 ft <sup>2</sup> | 3057 ft <sup>2</sup> | 3202 ft <sup>2</sup> | 3348 ft <sup>2</sup> | 3493 ft <sup>2</sup> |
| <b>Squares</b> | 29½                  | 30½                  | 32½                  | 33½                  | 35                   |

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

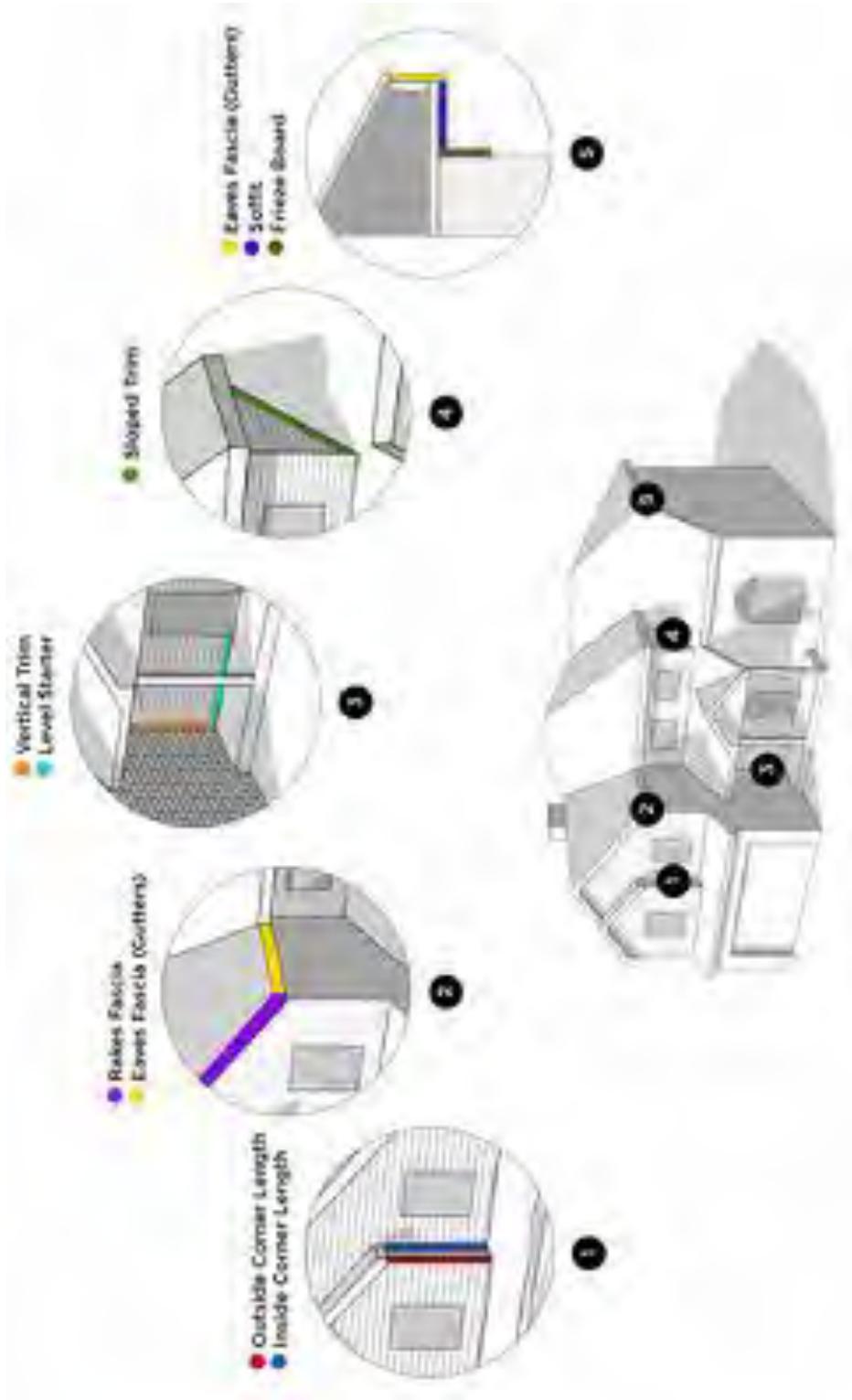
**PROPERTY ID: 7139933**  
GRAY

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Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

# 38 Gray Street, Arlington, MA

MEASUREMENT KEY

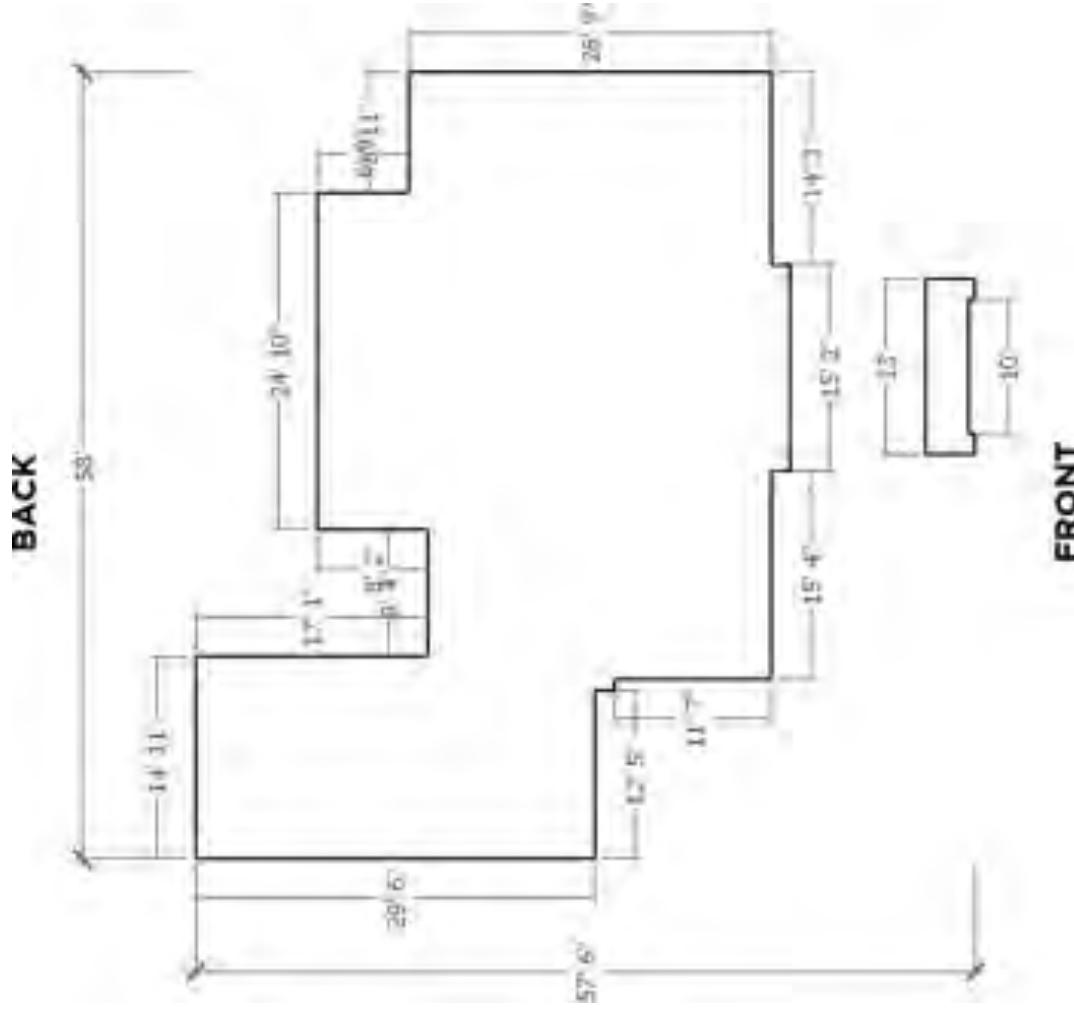
94



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**PROPERTY ID: 7139933**  
GRAY



Number of Stories: >1

Footprint Perimeter: 254' 3"

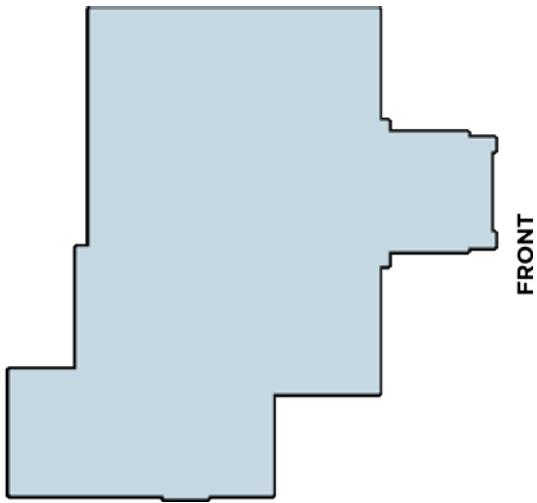
Footprint Area: 1833 ft<sup>2</sup>



**FRONT**

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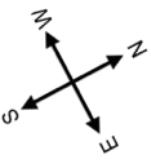
**BACK**



| FRONT                     |   | RIGHT                     |              | LEFT                      |                     | BACK                      |                     |
|---------------------------|---|---------------------------|--------------|---------------------------|---------------------|---------------------------|---------------------|
| SI-1                      | - | 84 ft <sup>2</sup>        | SI-3         | -                         | 3 ft <sup>2</sup>   | SI-26                     | -                   |
| SI-2                      | - | 109 ft <sup>2</sup>       | SI-7         | -                         | 10 ft <sup>2</sup>  | SI-27                     | -                   |
| SI-4                      | - | 5 ft <sup>2</sup>         | SI-8         | -                         | 11 ft <sup>2</sup>  | SI-28                     | -                   |
| SI-5                      | - | 173 ft <sup>2</sup>       | SI-9         | -                         | 121 ft <sup>2</sup> | SI-29                     | -                   |
| SI-6                      | - | 30 ft <sup>2</sup>        | SI-12        | -                         | 3 ft <sup>2</sup>   | SI-30                     | -                   |
| SI-10                     | - | 73 ft <sup>2</sup>        | SI-13        | -                         | 10 ft <sup>2</sup>  | SI-31                     | -                   |
| SI-11                     | - | 5 ft <sup>2</sup>         | SI-14        | -                         | 35 ft <sup>2</sup>  | SI-32                     | -                   |
| SI-16                     | - | 15 ft <sup>2</sup>        | SI-15        | -                         | 557 ft <sup>2</sup> | SI-33                     | -                   |
| SI-17                     | - | 5 ft <sup>2</sup>         | Small Facets | 0 ft <sup>2</sup>         | SI-34               | -                         | 37 ft <sup>2</sup>  |
| Small Facets              |   | 4 ft <sup>2</sup>         |              |                           | SI-35               | -                         | 206 ft <sup>2</sup> |
|                           |   |                           |              |                           | SI-36               | -                         | 3 ft <sup>2</sup>   |
|                           |   |                           |              |                           | Small Facets        | 0 ft <sup>2</sup>         |                     |
| <b>503 ft<sup>2</sup></b> |   | <b>750 ft<sup>2</sup></b> |              | <b>663 ft<sup>2</sup></b> |                     | <b>931 ft<sup>2</sup></b> |                     |

Facets smaller than  $2 \text{ ft}^2$  are not labeled individually. The Small Facets entry captures the summed area of these facades.

Number of Stories: >1





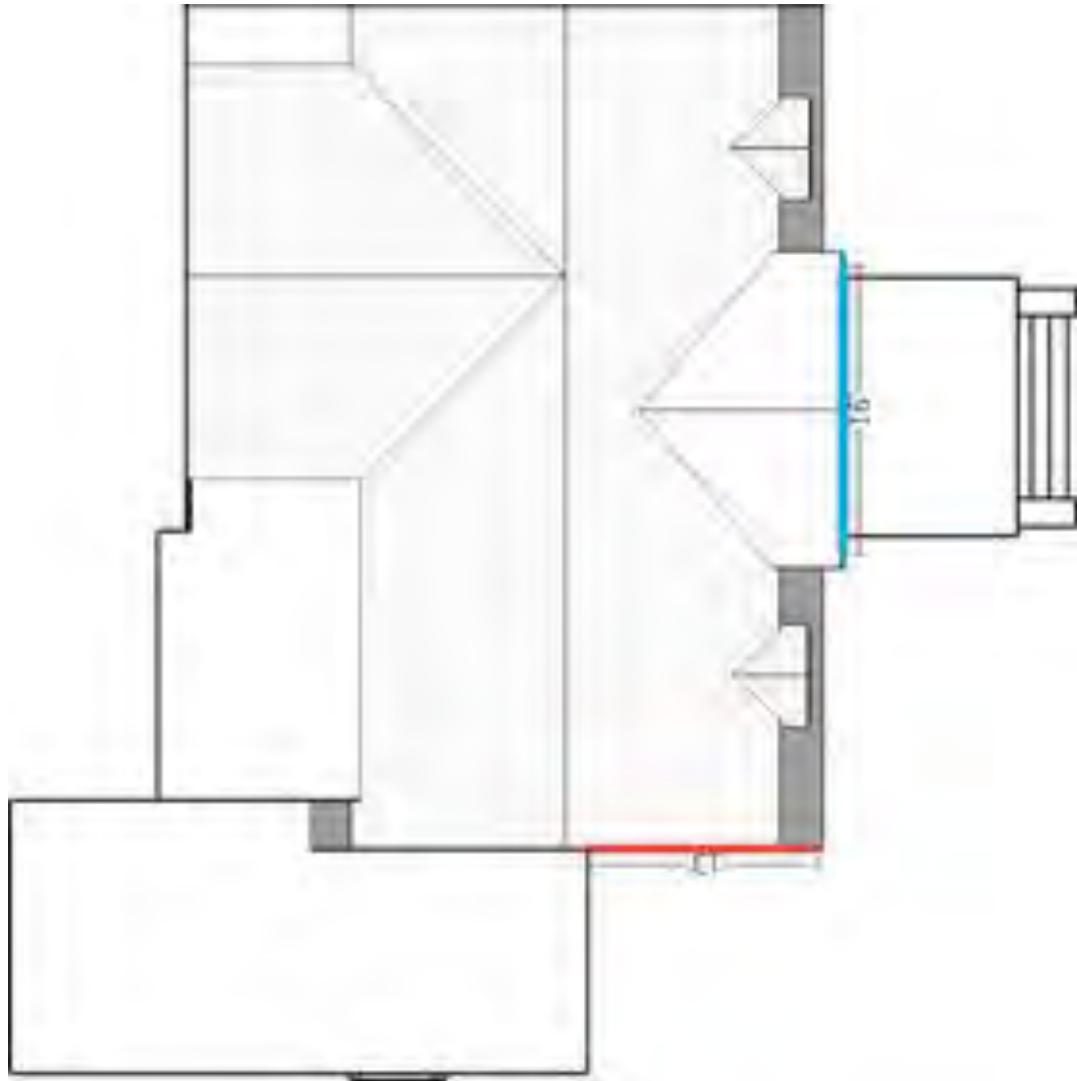
# 38 Gray Street, Arlington, MA

GABLE CORNICES

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## HOVER Complete Measurements

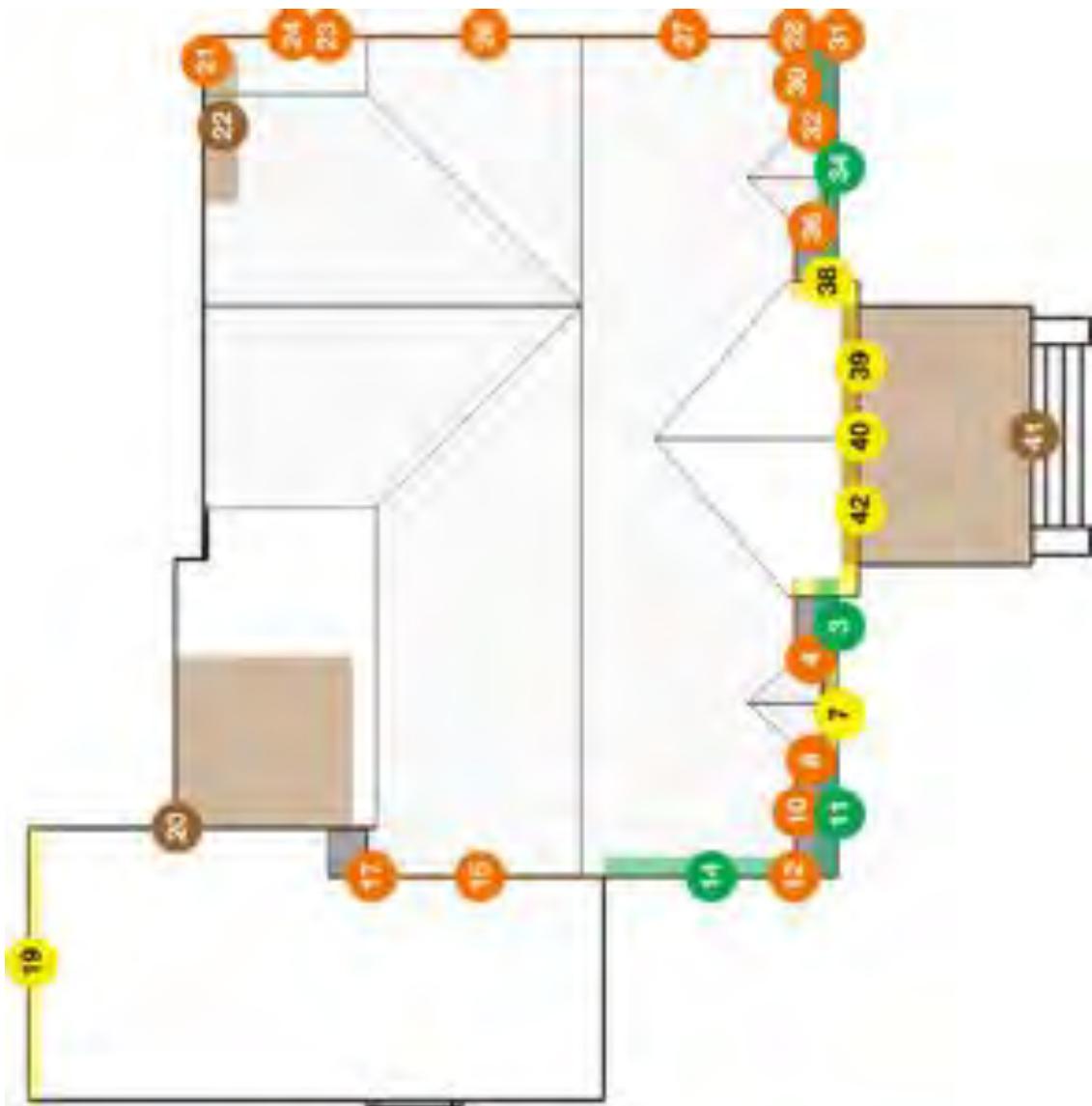
| Cornice Strips | Length     | Count    |
|----------------|------------|----------|
| Strips Story 1 | 29'        | 2        |
| <b>Total</b>   | <b>29'</b> | <b>2</b> |



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PROPERTY ID: 713933  
GRAY


**Soffit Summary**

| Depth         | Type | Count          | Total Length | Total Area                |
|---------------|------|----------------|--------------|---------------------------|
| 1" - 6"       | eave | 13             | 40' 4"       | 9 ft <sup>2</sup>         |
|               | rake | 15             | 111' 9"      | 22 ft <sup>2</sup>        |
| 6" - 12"      | eave | 5              | 42'          | 33 ft <sup>2</sup>        |
|               | rake | 2              | 20' 2"       | 19 ft <sup>2</sup>        |
| 12" - 18"     | eave | 4              | 37' 3"       | 41 ft <sup>2</sup>        |
|               | eave | 3              | 25' 8"       | 254 ft <sup>2</sup>       |
| <b>Totals</b> |      | <b>277' 1"</b> |              | <b>378 ft<sup>2</sup></b> |

**Soffit Breakdown**

| num | Type | Depth | Length | Area               | Pitch |
|-----|------|-------|--------|--------------------|-------|
| 1   | eave | 12"   | 3' 6"  | 3 ft <sup>2</sup>  | 11/12 |
| 2   | eave | 2"    | 4' 1"  | 1 ft <sup>2</sup>  | 11/12 |
| 3   | eave | 15"   | 4' 8"  | 5 ft <sup>2</sup>  | 42/12 |
| 4   | eave | 5"    | 1' 7"  | 1 ft <sup>2</sup>  | 11/12 |
| 5   | rake | 5"    | 3' 2"  | 1 ft <sup>2</sup>  | 11/12 |
| 6   | rake | 5"    | 3' 2"  | 1 ft <sup>2</sup>  | 11/12 |
| 7   | eave | 8"    | 4' 11" | 3 ft <sup>2</sup>  | 42/12 |
| 8   | eave | 5"    | 1' 7"  | 1 ft <sup>2</sup>  | 11/12 |
| 9   | rake | 3"    | 15' 5" | 3 ft <sup>2</sup>  | 11/12 |
| 10  | eave | 2"    | 6' 6"  | 1 ft <sup>2</sup>  | 11/12 |
| 11  | eave | 15"   | 6' 9"  | 7 ft <sup>2</sup>  | 42/12 |
| 12  | rake | 3"    | 3"     | 0 ft <sup>2</sup>  | 11/12 |
| 13  | rake | 3"    | 9' 4"  | 2 ft <sup>2</sup>  | 42/12 |
| 14  | eave | 13"   | 11' 7" | 12 ft <sup>2</sup> | 30/12 |
| 15  | rake | 3"    | 15' 5" | 3 ft <sup>2</sup>  | 11/12 |
| 16  | rake | 3"    | 8' 9"  | 2 ft <sup>2</sup>  | 42/12 |
| 17  | rake | 3"    | 3"     | 0 ft <sup>2</sup>  | 11/12 |

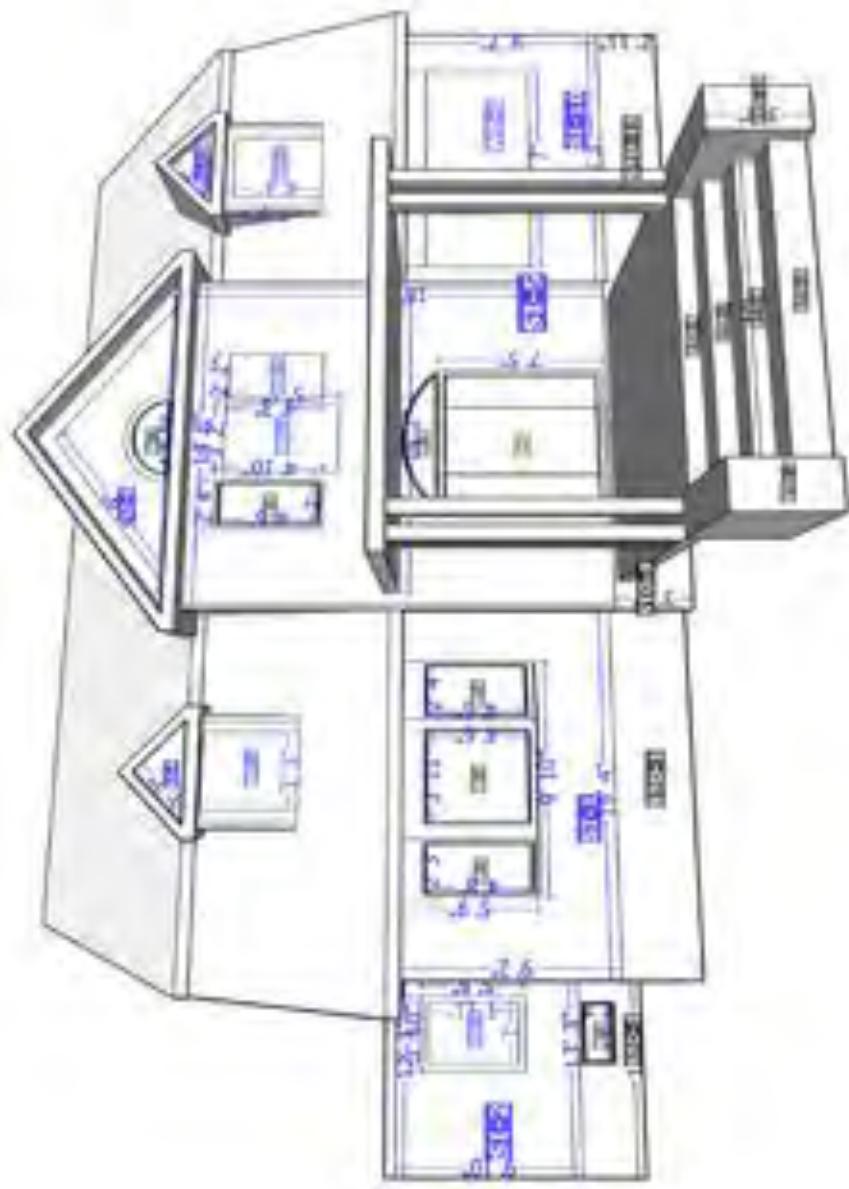
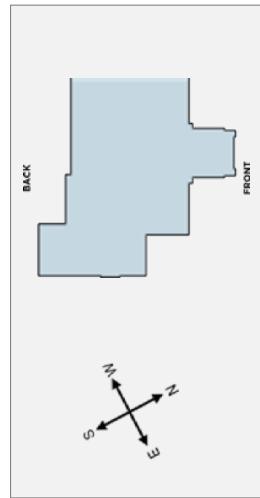
 Feature is too small to label on the plan diagram

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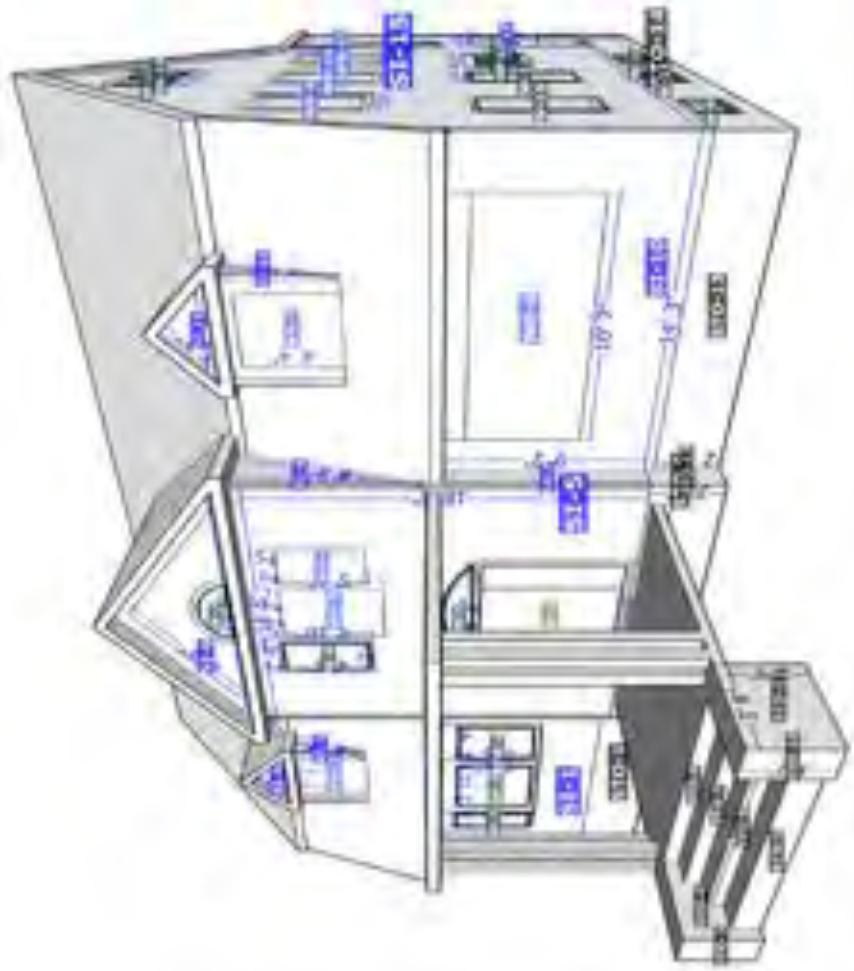
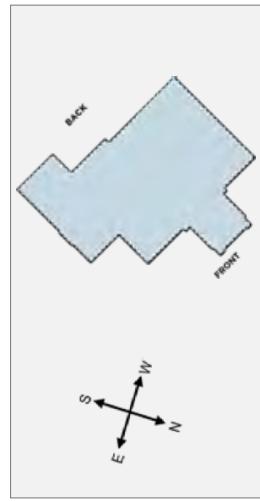
100  
38 Gray Street, Arlington, MA  
FRONT



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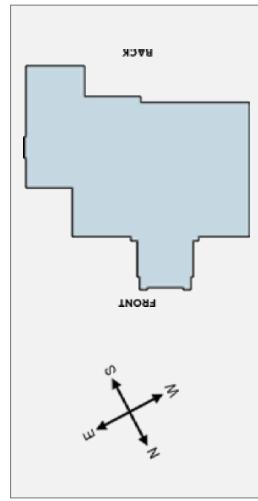
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PROPERTY ID: 7139933  
GRAY



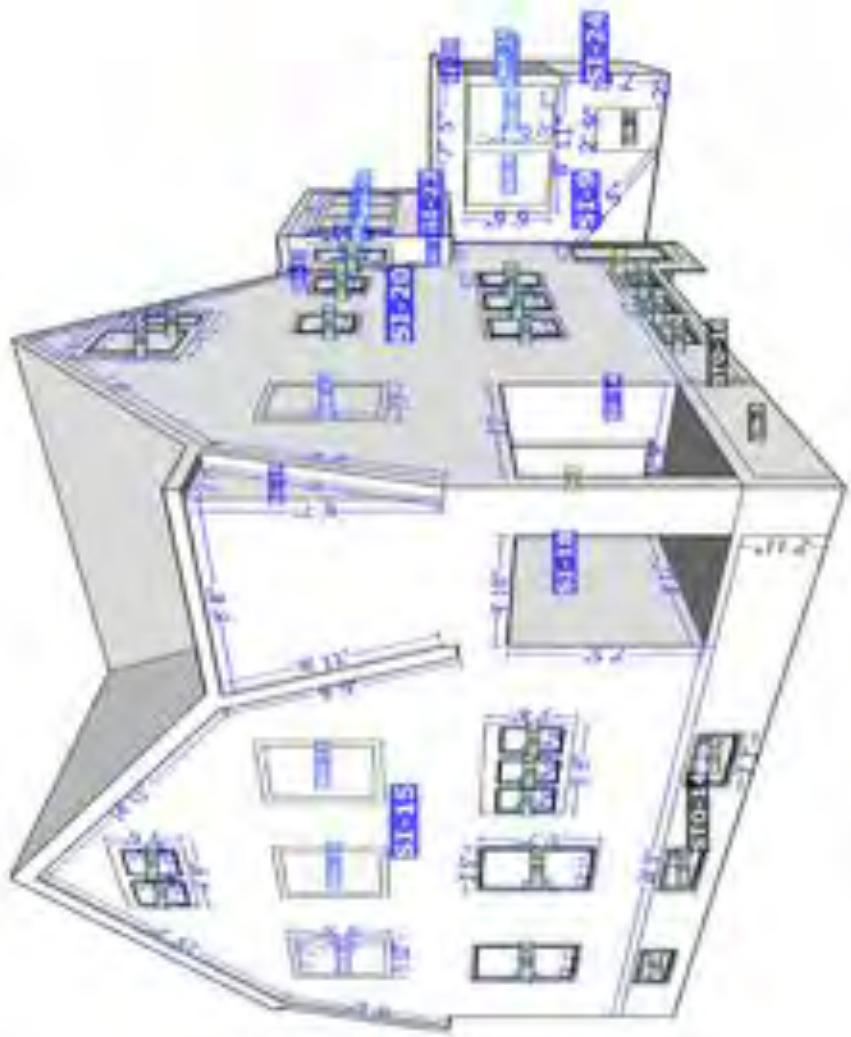
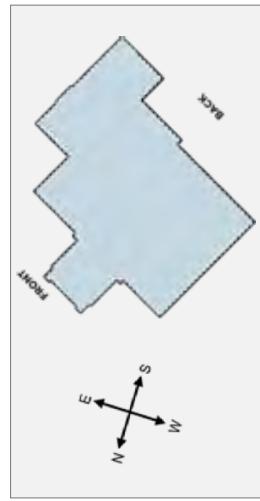
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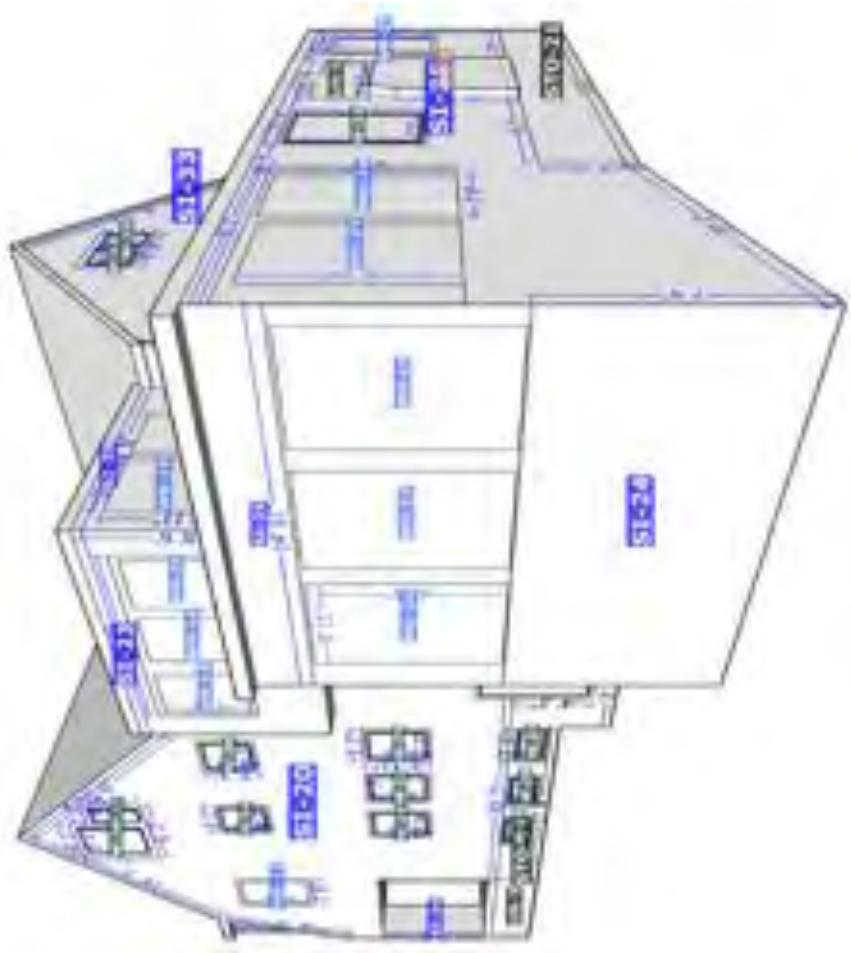
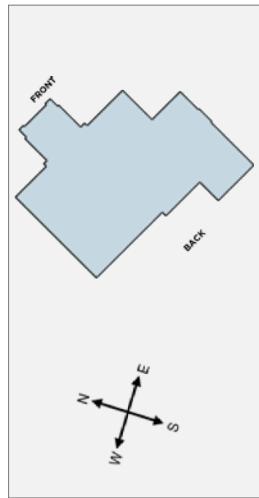


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GRAY

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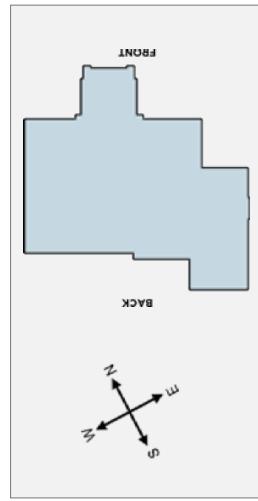
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# 38 Gray Street, Arlington, MA LEFT

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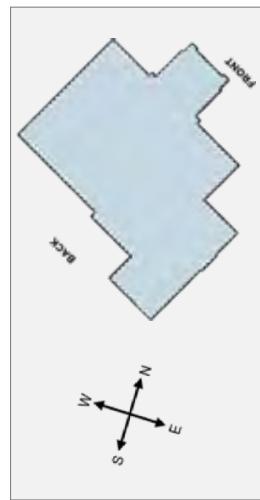


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PROPERTY ID: 7139933  
GRAY

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# 108

## 38 Gray Street, Arlington, MA FACADES

### Siding

| <b>Siding</b> | <b>Facade</b> | <b>Area</b>         | <b>Inside Corners</b> | <b>Outside Corners</b> | <b>Openings</b> | <b>Shutters</b> | <b>Vents</b> |
|---------------|---------------|---------------------|-----------------------|------------------------|-----------------|-----------------|--------------|
| SI-1          |               | 84 ft <sup>2</sup>  | 1                     | 1                      | 3               | 0               | 0            |
| SI-2          |               | 109 ft <sup>2</sup> | 1                     | 1                      | 0               | 0               | 0            |
| SI-3          |               | 3 ft <sup>2</sup>   | 0                     | 1                      | 0               | 0               | 0            |
| SI-4          |               | 5 ft <sup>2</sup>   | 0                     | 0                      | 0               | 0               | 0            |
| SI-5          |               | 173 ft <sup>2</sup> | 0                     | 0                      | 3               | 0               | 0            |
| SI-6          |               | 30 ft <sup>2</sup>  | 0                     | 0                      | 1               | 0               | 0            |
| SI-7          |               | 10 ft <sup>2</sup>  | 1                     | 0                      | 0               | 0               | 0            |
| SI-8          |               | 11 ft <sup>2</sup>  | 0                     | 0                      | 0               | 0               | 0            |
| SI-9          |               | 121 ft <sup>2</sup> | 2                     | 2                      | 1               | 0               | 0            |
| SI-10         |               | 73 ft <sup>2</sup>  | 1                     | 1                      | 0               | 0               | 0            |
| SI-11         |               | 5 ft <sup>2</sup>   | 0                     | 0                      | 0               | 0               | 0            |
| SI-12         |               | 3 ft <sup>2</sup>   | 0                     | 1                      | 0               | 0               | 0            |
| SI-13         |               | 10 ft <sup>2</sup>  | 3                     | 1                      | 1               | 0               | 0            |
| SI-14         |               | 35 ft <sup>2</sup>  | 2                     | 1                      | 1               | 0               | 0            |
| SI-15         |               | 557 ft <sup>2</sup> | 0                     | 5                      | 7               | 0               | 0            |
| SI-16         |               | 15 ft <sup>2</sup>  | 2                     | 0                      | 0               | 0               | 0            |

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**PROPERTY ID: 7139335**  
GRAY



# 109

## 38 Gray Street, Arlington, MA FACADES

### Siding

| <b>Siding</b> | <b>Facade</b>       | <b>Area</b> | <b>Inside Corners</b> | <b>Outside Corners</b> | <b>Openings</b> | <b>Shutters</b> | <b>Vents</b> |
|---------------|---------------------|-------------|-----------------------|------------------------|-----------------|-----------------|--------------|
| SI-17         | 5 ft <sup>2</sup>   | 0           | 2                     | 0                      | 0               | 0               | 0            |
| SI-18         | 81 ft <sup>2</sup>  | 2           | 1                     | 0                      | 0               | 0               | 0            |
| SI-19         | 11 ft <sup>2</sup>  | 0           | 1                     | 0                      | 0               | 0               | 0            |
| SI-20         | 513 ft <sup>2</sup> | 1           | 4                     | 7                      | 0               | 0               | 0            |
| SI-21         | 90 ft <sup>2</sup>  | 2           | 0                     | 3                      | 0               | 0               | 0            |
| SI-22         | 8 ft <sup>2</sup>   | 2           | 0                     | 0                      | 0               | 0               | 0            |
| SI-23         | 86 ft <sup>2</sup>  | 1           | 2                     | 0                      | 0               | 0               | 0            |
| SI-24         | 112 ft <sup>2</sup> | 0           | 2                     | 0                      | 0               | 0               | 0            |
| SI-25         | 30 ft <sup>2</sup>  | 0           | 2                     | 0                      | 0               | 0               | 0            |
| SI-26         | 14 ft <sup>2</sup>  | 0           | 2                     | 0                      | 0               | 0               | 0            |
| SI-27         | 9 ft <sup>2</sup>   | 2           | 0                     | 0                      | 0               | 0               | 0            |
| SI-28         | 78 ft <sup>2</sup>  | 1           | 1                     | 0                      | 0               | 0               | 0            |
| SI-29         | 3 ft <sup>2</sup>   | 0           | 1                     | 0                      | 0               | 0               | 0            |
| SI-30         | 32 ft <sup>2</sup>  | 0           | 1                     | 0                      | 0               | 0               | 0            |
| SI-31         | 10 ft <sup>2</sup>  | 1           | 0                     | 0                      | 0               | 0               | 0            |
| SI-32         | 11 ft <sup>2</sup>  | 0           | 0                     | 0                      | 0               | 0               | 0            |



# 38 Gray Street, Arlington, MA FACADES

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## Siding

| <b>Siding</b> |                      |                       |                        |                 |                 |
|---------------|----------------------|-----------------------|------------------------|-----------------|-----------------|
| <b>Facade</b> | <b>Area</b>          | <b>Inside Corners</b> | <b>Outside Corners</b> | <b>Openings</b> | <b>Shutters</b> |
| SI-33         | 260 ft <sup>2</sup>  | 0                     | 0                      | 2               | 0               |
| SI-34         | 37 ft <sup>2</sup>   | 1                     | 1                      | 0               | 0               |
| SI-35         | 206 ft <sup>2</sup>  | 0                     | 3                      | 1               | 0               |
| SI-36         | 3 ft <sup>2</sup>    | 0                     | 1                      | 0               | 0               |
| Small Facets  | 4 ft <sup>2</sup>    | 0                     | 4                      | 0               | 0               |
| Total         | 2847 ft <sup>2</sup> | 26                    | 42                     | 30              | 0               |

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions and features of these facades.



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA FACADES

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### Brick

| Façade       | Area               | Openings | Shutters | Vents |
|--------------|--------------------|----------|----------|-------|
| BR-1         | 32 ft <sup>2</sup> | 0        | 0        | 0     |
| Small Facets | 7 ft <sup>2</sup>  | 0        | 0        | 0     |
| Total        | 39 ft <sup>2</sup> | 0        | 0        | 0     |

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions and features of these facades.



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA FACADES

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### Stone

| Façade | Area               | Openings | Shutters | Vents |
|--------|--------------------|----------|----------|-------|
| STO-1  | 52 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-2  | 39 ft <sup>2</sup> | 1        | 0        | 0     |
| STO-3  | 5 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-4  | 5 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-5  | 12 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-6  | 7 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-7  | 7 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-8  | 7 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-9  | 46 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-10 | 5 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-11 | 12 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-12 | 5 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-13 | 42 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-14 | 75 ft <sup>2</sup> | 3        | 0        | 0     |
| STO-15 | 36 ft <sup>2</sup> | 0        | 0        | 0     |
| STO-16 | 53 ft <sup>2</sup> | 4        | 0        | 0     |

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PROPERTY ID: 713933  
GRAY

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# 113

## 38 Gray Street, Arlington, MA FACADES

### HOVER Complete Measurements

#### Stone

| Facade       | Area                | Openings | Shutters | Vents |
|--------------|---------------------|----------|----------|-------|
| STO-17       | 37 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-18       | 5 ft <sup>2</sup>   | 0        | 0        | 0     |
| STO-19       | 56 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-20       | 5 ft <sup>2</sup>   | 0        | 0        | 0     |
| STO-21       | 71 ft <sup>2</sup>  | 0        | 0        | 0     |
| STO-22       | 12 ft <sup>2</sup>  | 0        | 0        | 0     |
| Small Facets | 20 ft <sup>2</sup>  | 0        | 0        | 0     |
| Total        | 614 ft <sup>2</sup> | 8        | 0        | 0     |

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions and features of these facades.



## HOVER Complete Measurements

# 38 Gray Street, Arlington, MA FACADES

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### Wrap

| Facade | Area               | Openings | Shutters | Vents |
|--------|--------------------|----------|----------|-------|
| WR-1   | 15 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-2   | 14 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-3   | 16 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-4   | 9 ft <sup>2</sup>  | 0        | 0        | 0     |
| WR-5   | 22 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-6   | 54 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-7   | 14 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-8   | 22 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-9   | 14 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-10  | 14 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-11  | 14 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-12  | 14 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-13  | 14 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-14  | 14 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-15  | 14 ft <sup>2</sup> | 0        | 0        | 0     |
| WR-16  | 25 ft <sup>2</sup> | 0        | 0        | 0     |



# 38 Gray Street, Arlington, MA FACADES

115

## Wrap Complete Measurements

| Wrap  | Façade | Area                | Openings | Shutters | Vents |
|-------|--------|---------------------|----------|----------|-------|
|       | WR-17  | 25 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-18  | 25 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-19  | 25 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-20  | 22 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-21  | 10 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-22  | 13 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-23  | 21 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-24  | 22 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-25  | 16 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-26  | 11 ft <sup>2</sup>  | 0        | 0        | 0     |
|       | WR-27  | 15 ft <sup>2</sup>  | 0        | 0        | 0     |
| Total |        | 494 ft <sup>2</sup> | 0        | 0        | 0     |



**116**

# 38 Gray Street, Arlington, MA

## FACADES

### Unknown (missing photos)

| Facade       | Area                | Openings | Shutters | Vents |
|--------------|---------------------|----------|----------|-------|
| UN-1         | 52 ft <sup>2</sup>  | 0        | 0        | 0     |
| UN-2         | 13 ft <sup>2</sup>  | 0        | 0        | 0     |
| UN-3         | 22 ft <sup>2</sup>  | 0        | 0        | 0     |
| UN-4         | 29 ft <sup>2</sup>  | 0        | 0        | 0     |
| UN-5         | 14 ft <sup>2</sup>  | 0        | 0        | 0     |
| Small Facets | 59 ft <sup>2</sup>  | 0        | 0        | 0     |
| Total        | 189 ft <sup>2</sup> | 0        | 0        | 0     |

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions and features of these facades.



# 117

## 38 Gray Street, Arlington, MA SIDING

### Facades

| Facade | Area                | Trim          |        |          | Corners |         |              | Roofline           |                     |        | Openings |        |
|--------|---------------------|---------------|--------|----------|---------|---------|--------------|--------------------|---------------------|--------|----------|--------|
|        |                     | Level Starter | Sloped | Vertical | Inside  | Outside | Frieze Board | Level Frieze Board | Sloped Frieze Board | Tops   | Sills    | Sides  |
| SI-1   | 84 ft <sup>2</sup>  | 15' 4"        | -      | -        | 9' 2"   | 9' 2"   | 5' 5"        | 5' 5"              | -                   | -      | -        | 11' 7" |
| SI-2   | 109 ft <sup>2</sup> | 17' 1"        | -      | 15' 11"  | 5' 2"   | 9' 10"  | 13' 4"       | -                  | -                   | -      | -        | -      |
| SI-3   | 3 ft <sup>2</sup>   | -             | 4' 5"  | -        | -       | 4' 3"   | 1' 3"        | -                  | -                   | -      | -        | -      |
| SI-4   | 5 ft <sup>2</sup>   | 4' 5"         | -      | -        | -       | -       | -            | 6' 4"              | -                   | -      | -        | -      |
| SI-5   | 173 ft <sup>2</sup> | 34' 2"        | -      | 57' 3"   | -       | -       | 28' 10"      | -                  | 2' 4"               | 9'     | 32'      | 2"     |
| SI-6   | 30 ft <sup>2</sup>  | -             | -      | -        | -       | -       | -            | 20' 2"             | -                   | 4' 4"  | 7'       | 1"     |
| SI-7   | 10 ft <sup>2</sup>  | 1' 1"         | -      | -        | 9' 2"   | -       | 1' 1"        | -                  | -                   | -      | -        | -      |
| SI-8   | 11 ft <sup>2</sup>  | -             | 8' 8"  | 4"       | -       | -       | 2' 5"        | -                  | -                   | -      | -        | -      |
| SI-9   | 121 ft <sup>2</sup> | 14' 5"        | 10' 5" | 15' 11"  | 9' 9"   | 9' 6"   | 17' 1"       | -                  | 3' 4"               | -      | 14'      | 1"     |
| SI-10  | 73 ft <sup>2</sup>  | 14' 3"        | -      | 12' 7"   | 9' 2"   | 9' 7"   | 3' 8"        | -                  | -                   | -      | -        | -      |
| SI-11  | 5 ft <sup>2</sup>   | 4' 5"         | -      | -        | -       | -       | -            | 6' 3"              | -                   | -      | -        | -      |
| SI-12  | 3 ft <sup>2</sup>   | -             | 4' 11" | -        | -       | 4' 9"   | 1' 4"        | -                  | -                   | -      | -        | -      |
| SI-13  | 10 ft <sup>2</sup>  | 1' 9"         | -      | 1' 3"    | 3' 9"   | 9' 10"  | 1' 9"        | -                  | 1' 5"               | 1' 5"  | 4'       | 11"    |
| SI-14  | 35 ft <sup>2</sup>  | 6' 9"         | -      | -        | 11' 1"  | 7' 5"   | 6' 9"        | -                  | 3' 4"               | 3' 4"  | 14'      | 1"     |
| SI-15  | 557 ft <sup>2</sup> | 45' 11"       | 8' 11" | 32' 3"   | -       | 42' 9"  | 9' 2"        | 49' 4"             | 17' 2"              | 17' 2" | 36' 5"   |        |

\*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.



# 38 Gray Street, Arlington, MA

SIDING

## Facades

| Facade | Area                | Trim          |        |          | Corners |         |              | Roofline           |                     |        | Openings |        |
|--------|---------------------|---------------|--------|----------|---------|---------|--------------|--------------------|---------------------|--------|----------|--------|
|        |                     | Level Starter | Sloped | Vertical | Inside  | Outside | Frieze Board | Level Frieze Board | Sloped Frieze Board | Tops   | Sills    | Sides  |
| SI-16  | 15 ft <sup>2</sup>  | 8' 3"         | -      | -        | 3' 9"   | -       | 8' 3"        | -                  | -                   | -      | -        | -      |
| SI-17  | 5 ft <sup>2</sup>   | 8"            | -      | -        | -       | 14' 9"  | 8"           | -                  | -                   | -      | -        | -      |
| SI-18  | 81 ft <sup>2</sup>  | 8' 11"        | -      | -        | 11' 1"  | 7' 5"   | 8' 11"       | -                  | -                   | -      | -        | -      |
| SI-19  | 11 ft <sup>2</sup>  | -             | 9'     | -        | -       | 8' 7"   | 2' 7"        | -                  | -                   | -      | -        | -      |
| SI-20  | 513 ft <sup>2</sup> | 33' 11"       | -      | 10' 9"   | 8"      | 34' 2"  | 5' 11"       | 49' 9"             | 25' 7"              | 22'    | 50' 7"   |        |
| SI-21  | 90 ft <sup>2</sup>  | 9' 4"         | -      | 6' 1"    | 18' 6"  | -       | 9' 4"        | -                  | 6' 11"              | 6' 11" | 7' 2"    |        |
| SI-22  | 8 ft <sup>2</sup>   | -             | 8' 4"  | -        | 3'      | -       | 2' 3"        | -                  | -                   | -      | -        | 4' 11" |
| SI-23  | 86 ft <sup>2</sup>  | 26' 4"        | -      | 10' 9"   | 9"      | 18' 5"  | 14' 8"       | -                  | -                   | -      | -        | -      |
| SI-24  | 112 ft <sup>2</sup> | 14' 11"       | -      | -        | -       | 15'     | -            | -                  | -                   | -      | -        | -      |
| SI-25  | 30 ft <sup>2</sup>  | 14' 11"       | -      | 1' 4"    | -       | 2' 8"   | 14' 11"      | -                  | -                   | -      | -        | -      |
| SI-26  | 14 ft <sup>2</sup>  | 1' 10"        | -      | -        | -       | 14' 9"  | 1' 10"       | -                  | -                   | -      | -        | -      |
| SI-27  | 9 ft <sup>2</sup>   | 4' 10"        | -      | -        | 3' 9"   | -       | 4' 10"       | -                  | -                   | -      | -        | -      |
| SI-28  | 78 ft <sup>2</sup>  | 8' 2"         | -      | -        | 9' 7"   | 9' 7"   | 8' 2"        | -                  | -                   | -      | -        | -      |
| SI-29  | 3 ft <sup>2</sup>   | -             | 4' 11" | -        | -       | 4' 9"   | 1' 4"        | -                  | -                   | -      | -        | -      |
| SI-30  | 32 ft <sup>2</sup>  | 15' 6"        | 8' 4"  | 14' 4"   | -       | 8' 6"   | 10' 8"       | -                  | -                   | -      | -        | -      |

\*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.



# 38 Gray Street, Arlington, MA SIDING

## Facades

| Facade       | Facades              |               |         |          |        |         | Roofline           |                     |        |        | Openings |  |
|--------------|----------------------|---------------|---------|----------|--------|---------|--------------------|---------------------|--------|--------|----------|--|
|              | Area                 | Level Starter | Sloped  | Vertical | Inside | Outside | Level Frieze Board | Sloped Frieze Board | Tops   | Sills  | Sides    |  |
| SI-31        | 10 ft <sup>2</sup>   | 1' 1"         | -       | -        | 9' 2"  | -       | 1' 1"              | -                   | -      | -      | -        |  |
| SI-32        | 11 ft <sup>2</sup>   | -             | 8' 8"   | 4"       | -      | -       | 2' 5"              | -                   | -      | -      | -        |  |
| SI-33        | 260 ft <sup>2</sup>  | 37' 11"       | -       | 30' 6"   | -      | -       | -                  | 48' 7"              | 4' 9"  | 4' 9"  | 7' 1"    |  |
| SI-34        | 37 ft <sup>2</sup>   | 15' 6"        | -       | 25' 7"   | 5' 2"  | 9' 2"   | 11' 7"             | -                   | -      | -      | -        |  |
| SI-35        | 206 ft <sup>2</sup>  | 36' 9"        | 12' 9"  | 38' 11"  | -      | 18' 1"  | 28' 10"            | -                   | 3' 9"  | 3' 9"  | 10' 8"   |  |
| SI-36        | 3 ft <sup>2</sup>    | -             | 4' 5"   | -        | -      | 4' 3"   | 1' 3"              | -                   | -      | -      | -        |  |
| Small Facets | 4 ft <sup>2</sup>    | 1' 1"         | -       | 18'      | -      | 18'     | 1' 7"              | 10"                 | -      | -      | -        |  |
| Total*       | 2847 ft <sup>2</sup> | 399' 8"       | 93' 10" | 292'     | 61' 5" | 147' 7" | 233' 3"            | 181' 2"             | 68' 7" | 72' 7" | 200' 10" |  |

\*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions of these facades.



# 120

## 38 Gray Street, Arlington, MA SIDING

### Example Waste Factor Calculations

#### SIDING & TRIM ONLY

|              | <b>Zero Waste</b>   | <b>+10%</b>         | <b>+18%</b>         |
|--------------|---------------------|---------------------|---------------------|
| <b>SI-1</b>  | 84 ft <sup>2</sup>  | 92 ft <sup>2</sup>  | 99 ft <sup>2</sup>  |
| <b>SI-2</b>  | 109 ft <sup>2</sup> | 120 ft <sup>2</sup> | 129 ft <sup>2</sup> |
| <b>SI-3</b>  | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
| <b>SI-4</b>  | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
| <b>SI-5</b>  | 173 ft <sup>2</sup> | 190 ft <sup>2</sup> | 204 ft <sup>2</sup> |
| <b>SI-6</b>  | 30 ft <sup>2</sup>  | 33 ft <sup>2</sup>  | 35 ft <sup>2</sup>  |
| <b>SI-7</b>  | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  |
| <b>SI-8</b>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  | 13 ft <sup>2</sup>  |
| <b>SI-9</b>  | 121 ft <sup>2</sup> | 133 ft <sup>2</sup> | 143 ft <sup>2</sup> |
| <b>SI-10</b> | 73 ft <sup>2</sup>  | 80 ft <sup>2</sup>  | 86 ft <sup>2</sup>  |
| <b>SI-11</b> | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
| <b>SI-12</b> | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
| <b>SI-13</b> | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  |
| <b>SI-14</b> | 35 ft <sup>2</sup>  | 39 ft <sup>2</sup>  | 41 ft <sup>2</sup>  |

#### + OPENINGS < 20ft<sup>2</sup>

|              | <b>Zero Waste</b>   | <b>+10%</b>         | <b>+18%</b>         |
|--------------|---------------------|---------------------|---------------------|
| <b>SI-1</b>  | 123 ft <sup>2</sup> | 135 ft <sup>2</sup> | 145 ft <sup>2</sup> |
| <b>SI-2</b>  | 109 ft <sup>2</sup> | 120 ft <sup>2</sup> | 129 ft <sup>2</sup> |
| <b>SI-3</b>  | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
| <b>SI-4</b>  | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
| <b>SI-5</b>  | 192 ft <sup>2</sup> | 211 ft <sup>2</sup> | 227 ft <sup>2</sup> |
| <b>SI-6</b>  | 36 ft <sup>2</sup>  | 40 ft <sup>2</sup>  | 42 ft <sup>2</sup>  |
| <b>SI-7</b>  | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  |
| <b>SI-8</b>  | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  | 13 ft <sup>2</sup>  |
| <b>SI-9</b>  | 139 ft <sup>2</sup> | 153 ft <sup>2</sup> | 164 ft <sup>2</sup> |
| <b>SI-10</b> | 73 ft <sup>2</sup>  | 80 ft <sup>2</sup>  | 86 ft <sup>2</sup>  |
| <b>SI-11</b> | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   |
| <b>SI-12</b> | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   |
| <b>SI-13</b> | 13 ft <sup>2</sup>  | 14 ft <sup>2</sup>  | 15 ft <sup>2</sup>  |
| <b>SI-14</b> | 53 ft <sup>2</sup>  | 58 ft <sup>2</sup>  | 63 ft <sup>2</sup>  |

#### + OPENINGS < 33ft<sup>2</sup>



# 121

## 38 Gray Street, Arlington, MA SIDING

### SIDING & TRIM ONLY

### + OPENINGS < 20ft<sup>2</sup>

|              | <b>Zero Waste</b>   | <b>+10%</b>         | <b>+18%</b>         |                     |
|--------------|---------------------|---------------------|---------------------|---------------------|
| <b>SI-15</b> | 557 ft <sup>2</sup> | 613 ft <sup>2</sup> | 657 ft <sup>2</sup> | 611 ft <sup>2</sup> |
| <b>SI-16</b> | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  | 18 ft <sup>2</sup>  | 15 ft <sup>2</sup>  |
| <b>SI-17</b> | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 5 ft <sup>2</sup>   |
| <b>SI-18</b> | 81 ft <sup>2</sup>  | 89 ft <sup>2</sup>  | 96 ft <sup>2</sup>  | 81 ft <sup>2</sup>  |
| <b>SI-19</b> | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  | 13 ft <sup>2</sup>  | 11 ft <sup>2</sup>  |
| <b>SI-20</b> | 513 ft <sup>2</sup> | 564 ft <sup>2</sup> | 605 ft <sup>2</sup> | 571 ft <sup>2</sup> |
| <b>SI-21</b> | 90 ft <sup>2</sup>  | 99 ft <sup>2</sup>  | 106 ft <sup>2</sup> | 112 ft <sup>2</sup> |
| <b>SI-22</b> | 8 ft <sup>2</sup>   | 9 ft <sup>2</sup>   | 9 ft <sup>2</sup>   | 8 ft <sup>2</sup>   |
| <b>SI-23</b> | 86 ft <sup>2</sup>  | 95 ft <sup>2</sup>  | 101 ft <sup>2</sup> | 86 ft <sup>2</sup>  |
| <b>SI-24</b> | 112 ft <sup>2</sup> | 123 ft <sup>2</sup> | 132 ft <sup>2</sup> | 112 ft <sup>2</sup> |
| <b>SI-25</b> | 30 ft <sup>2</sup>  | 33 ft <sup>2</sup>  | 35 ft <sup>2</sup>  | 30 ft <sup>2</sup>  |
| <b>SI-26</b> | 14 ft <sup>2</sup>  | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  | 14 ft <sup>2</sup>  |
| <b>SI-27</b> | 9 ft <sup>2</sup>   | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 9 ft <sup>2</sup>   |
| <b>SI-28</b> | 78 ft <sup>2</sup>  | 86 ft <sup>2</sup>  | 92 ft <sup>2</sup>  | 78 ft <sup>2</sup>  |
| <b>SI-29</b> | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   | 3 ft <sup>2</sup>   |
| <b>SI-30</b> | 32 ft <sup>2</sup>  | 35 ft <sup>2</sup>  | 38 ft <sup>2</sup>  | 32 ft <sup>2</sup>  |

### + OPENINGS < 33ft<sup>2</sup>

|              | <b>Zero Waste</b>   | <b>+10%</b>         | <b>+18%</b>         |                     |
|--------------|---------------------|---------------------|---------------------|---------------------|
| <b>SI-15</b> | 611 ft <sup>2</sup> | 672 ft <sup>2</sup> | 721 ft <sup>2</sup> | 611 ft <sup>2</sup> |
| <b>SI-16</b> | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  | 18 ft <sup>2</sup>  | 15 ft <sup>2</sup>  |
| <b>SI-17</b> | 5 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 6 ft <sup>2</sup>   | 5 ft <sup>2</sup>   |
| <b>SI-18</b> | 81 ft <sup>2</sup>  | 89 ft <sup>2</sup>  | 96 ft <sup>2</sup>  | 81 ft <sup>2</sup>  |
| <b>SI-19</b> | 11 ft <sup>2</sup>  | 12 ft <sup>2</sup>  | 13 ft <sup>2</sup>  | 11 ft <sup>2</sup>  |
| <b>SI-20</b> | 571 ft <sup>2</sup> | 628 ft <sup>2</sup> | 674 ft <sup>2</sup> | 571 ft <sup>2</sup> |
| <b>SI-21</b> | 112 ft <sup>2</sup> | 123 ft <sup>2</sup> | 132 ft <sup>2</sup> | 112 ft <sup>2</sup> |
| <b>SI-22</b> | 8 ft <sup>2</sup>   | 9 ft <sup>2</sup>   | 9 ft <sup>2</sup>   | 8 ft <sup>2</sup>   |
| <b>SI-23</b> | 86 ft <sup>2</sup>  | 95 ft <sup>2</sup>  | 101 ft <sup>2</sup> | 86 ft <sup>2</sup>  |
| <b>SI-24</b> | 112 ft <sup>2</sup> | 123 ft <sup>2</sup> | 132 ft <sup>2</sup> | 112 ft <sup>2</sup> |
| <b>SI-25</b> | 30 ft <sup>2</sup>  | 33 ft <sup>2</sup>  | 35 ft <sup>2</sup>  | 30 ft <sup>2</sup>  |
| <b>SI-26</b> | 14 ft <sup>2</sup>  | 15 ft <sup>2</sup>  | 17 ft <sup>2</sup>  | 14 ft <sup>2</sup>  |
| <b>SI-27</b> | 9 ft <sup>2</sup>   | 10 ft <sup>2</sup>  | 11 ft <sup>2</sup>  | 9 ft <sup>2</sup>   |
| <b>SI-28</b> | 78 ft <sup>2</sup>  | 86 ft <sup>2</sup>  | 92 ft <sup>2</sup>  | 78 ft <sup>2</sup>  |
| <b>SI-29</b> | 3 ft <sup>2</sup>   | 3 ft <sup>2</sup>   | 4 ft <sup>2</sup>   | 3 ft <sup>2</sup>   |
| <b>SI-30</b> | 32 ft <sup>2</sup>  | 35 ft <sup>2</sup>  | 38 ft <sup>2</sup>  | 32 ft <sup>2</sup>  |



# 122

## 38 Gray Street, Arlington, MA SIDING

### SIDING & TRIM ONLY

|              | + OPENINGS < 20ft <sup>2</sup> |                      |                      |
|--------------|--------------------------------|----------------------|----------------------|
|              | Zero Waste                     | +10%                 | +18%                 |
| SI-31        | 10 ft <sup>2</sup>             | 11 ft <sup>2</sup>   | 12 ft <sup>2</sup>   |
| SI-32        | 11 ft <sup>2</sup>             | 12 ft <sup>2</sup>   | 13 ft <sup>2</sup>   |
| SI-33        | 260 ft <sup>2</sup>            | 286 ft <sup>2</sup>  | 307 ft <sup>2</sup>  |
| SI-34        | 37 ft <sup>2</sup>             | 41 ft <sup>2</sup>   | 44 ft <sup>2</sup>   |
| SI-35        | 206 ft <sup>2</sup>            | 227 ft <sup>2</sup>  | 243 ft <sup>2</sup>  |
| SI-36        | 3 ft <sup>2</sup>              | 3 ft <sup>2</sup>    | 4 ft <sup>2</sup>    |
| UN-1         | 52 ft <sup>2</sup>             | 57 ft <sup>2</sup>   | 61 ft <sup>2</sup>   |
| UN-2         | 13 ft <sup>2</sup>             | 14 ft <sup>2</sup>   | 15 ft <sup>2</sup>   |
| UN-4         | 29 ft <sup>2</sup>             | 32 ft <sup>2</sup>   | 34 ft <sup>2</sup>   |
| UN-5         | 14 ft <sup>2</sup>             | 15 ft <sup>2</sup>   | 17 ft <sup>2</sup>   |
| Small Facets | 4 ft <sup>2</sup>              | 4 ft <sup>2</sup>    | 4 ft <sup>2</sup>    |
| Trims        | 201 ft <sup>2</sup>            | 221 ft <sup>2</sup>  | 237 ft <sup>2</sup>  |
| Total        | 3156 ft <sup>2</sup>           | 3471 ft <sup>2</sup> | 3725 ft <sup>2</sup> |

### + OPENINGS < 33ft<sup>2</sup>

|              | + OPENINGS < 33ft <sup>2</sup> |                      |                      |
|--------------|--------------------------------|----------------------|----------------------|
|              | Zero Waste                     | +10%                 | +18%                 |
| SI-31        | 10 ft <sup>2</sup>             | 11 ft <sup>2</sup>   | 12 ft <sup>2</sup>   |
| SI-32        | 11 ft <sup>2</sup>             | 12 ft <sup>2</sup>   | 13 ft <sup>2</sup>   |
| SI-33        | 270 ft <sup>2</sup>            | 297 ft <sup>2</sup>  | 319 ft <sup>2</sup>  |
| SI-34        | 37 ft <sup>2</sup>             | 41 ft <sup>2</sup>   | 44 ft <sup>2</sup>   |
| SI-35        | 223 ft <sup>2</sup>            | 245 ft <sup>2</sup>  | 263 ft <sup>2</sup>  |
| SI-36        | 3 ft <sup>2</sup>              | 3 ft <sup>2</sup>    | 4 ft <sup>2</sup>    |
| UN-1         | 52 ft <sup>2</sup>             | 57 ft <sup>2</sup>   | 61 ft <sup>2</sup>   |
| UN-2         | 13 ft <sup>2</sup>             | 14 ft <sup>2</sup>   | 15 ft <sup>2</sup>   |
| UN-4         | 29 ft <sup>2</sup>             | 32 ft <sup>2</sup>   | 34 ft <sup>2</sup>   |
| UN-5         | 14 ft <sup>2</sup>             | 15 ft <sup>2</sup>   | 17 ft <sup>2</sup>   |
| Small Facets | 4 ft <sup>2</sup>              | 4 ft <sup>2</sup>    | 4 ft <sup>2</sup>    |
| Trims        | 302 ft <sup>2</sup>            | 332 ft <sup>2</sup>  | 356 ft <sup>2</sup>  |
| Total        | 3521 ft <sup>2</sup>           | 3871 ft <sup>2</sup> | 4157 ft <sup>2</sup> |

The first Siding Waste Factor table is calculated using the total ft<sup>2</sup> of siding facades, ft<sup>2</sup> of trim touching siding, and ft<sup>2</sup> of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations. Facets smaller than 2 ft<sup>2</sup> are not labeled individually. The Small Facets row captures the summed dimensions of these facades.



# 38 Gray Street, Arlington, MA

OPENINGS

123

| Windows |                |               |                    |
|---------|----------------|---------------|--------------------|
| Opening | Width x Height | United Inches | Area               |
| W-1     | 27" x 56"      | 83"           | 11 ft <sup>2</sup> |
| W-2     | 36" x 19"      | 55"           | 5 ft <sup>2</sup>  |
| W-3     | 47" x 54"      | 101"          | 18 ft <sup>2</sup> |
| W-4     | 28" x 54"      | 81"           | 10 ft <sup>2</sup> |
| W-5     | 77" x 19"      | 95"           | 10 ft <sup>2</sup> |
| W-6     | 24" x 54"      | 78"           | 9 ft <sup>2</sup>  |
| W-7     | 43" x 20"      | 63"           | 6 ft <sup>2</sup>  |
| W-8     | 10" x 51"      | 61"           | 3 ft <sup>2</sup>  |
| W-9     | 36" x 19"      | 55"           | 5 ft <sup>2</sup>  |
| W-10    | 37" x 63"      | 100"          | 16 ft <sup>2</sup> |
| W-11    | 36" x 19"      | 55"           | 5 ft <sup>2</sup>  |
| W-12    | 37" x 63"      | 100"          | 16 ft <sup>2</sup> |
| W-13    | 18" x 31"      | 49"           | 4 ft <sup>2</sup>  |
| W-14    | 36" x 19"      | 55"           | 5 ft <sup>2</sup>  |
| W-15    | 18" x 31"      | 49"           | 4 ft <sup>2</sup>  |
| W-16    | 18" x 31"      | 49"           | 4 ft <sup>2</sup>  |
| W-17    | 23" x 30"      | 53"           | 5 ft <sup>2</sup>  |

## Doors

| Doors      |                |                    |                    |
|------------|----------------|--------------------|--------------------|
| Opening    | Width x Height | Area               | Area               |
| D-1        | 36" x 82"      | 21 ft <sup>2</sup> |                    |
| D-1 Entire | 74" x 83"      | 42 ft <sup>2</sup> |                    |
| D-2        | 32" x 80"      | 18 ft <sup>2</sup> |                    |
| D-3        | 32" x 80"      | 18 ft <sup>2</sup> |                    |
| D-4        | 37" x 69"      | 18 ft <sup>2</sup> |                    |
| Total      | -              | -                  | 96 ft <sup>2</sup> |

\*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)



# 38 Gray Street, Arlington, MA OPENINGS

124

## Windows (cont.)

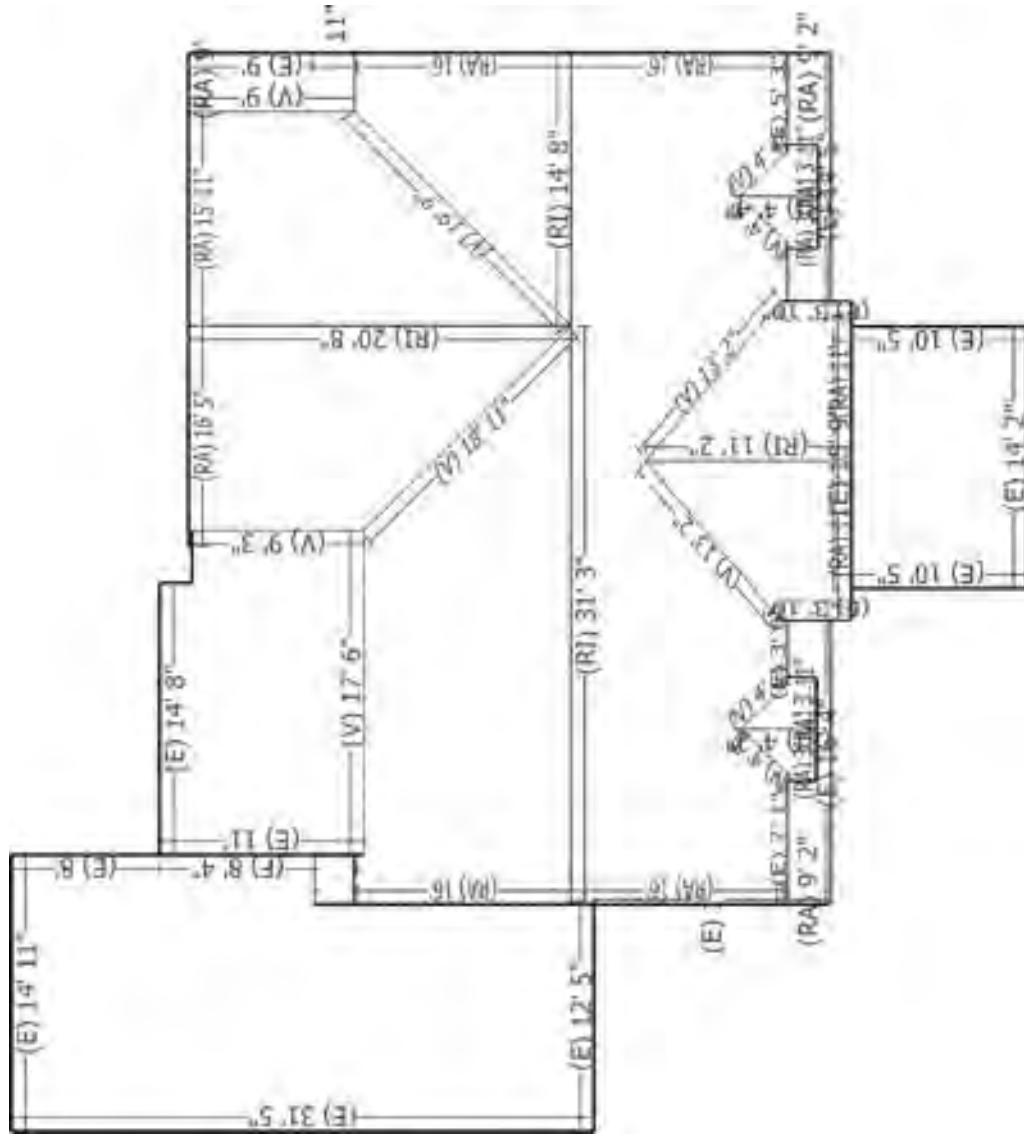
| <b>Opening</b> | <b>Width x Height</b> | <b>United Inches</b> | <b>Area</b>        |
|----------------|-----------------------|----------------------|--------------------|
| W-18           | 23" x 30"             | 53"                  | 5 ft <sup>2</sup>  |
| W-19           | 35" x 18"             | 54"                  | 4 ft <sup>2</sup>  |
| W-20           | 35" x 18"             | 54"                  | 4 ft <sup>2</sup>  |
| W-21           | 31" x 41"             | 72"                  | 9 ft <sup>2</sup>  |
| W-22           | 31" x 41"             | 72"                  | 9 ft <sup>2</sup>  |
| W-23           | 35" x 18"             | 54"                  | 4 ft <sup>2</sup>  |
| W-24           | 31" x 33"             | 65"                  | 7 ft <sup>2</sup>  |
| W-25           | 31" x 41"             | 72"                  | 9 ft <sup>2</sup>  |
| W-26           | 21" x 38"             | 60"                  | 6 ft <sup>2</sup>  |
| W-27           | 28" x 40"             | 68"                  | 8 ft <sup>2</sup>  |
| W-28           | 31" x 33"             | 65"                  | 7 ft <sup>2</sup>  |
| W-29           | 37" x 48"             | 85"                  | 12 ft <sup>2</sup> |
| W-30           | 28" x 40"             | 68"                  | 8 ft <sup>2</sup>  |
| W-31           | 18" x 36"             | 54"                  | 5 ft <sup>2</sup>  |
| W-32           | 41" x 60"             | 101"                 | 17 ft <sup>2</sup> |
| W-33           | 23" x 33"             | 55"                  | 5 ft <sup>2</sup>  |
| W-34           | 23" x 33"             | 55"                  | 5 ft <sup>2</sup>  |



# 38 Gray Street, Arlington, MA OPENINGS

**125**

| Windows (cont.) |                |               |                     |  |
|-----------------|----------------|---------------|---------------------|--|
| Opening         | Width x Height | United Inches | Area                |  |
| Total           | -              | 2288"         | 260 ft <sup>2</sup> |  |



| <b>Roof</b>          | <b>Length</b> |
|----------------------|---------------|
| Ridges (R)           | 86' 2"        |
| Hips (H)             | 1"            |
| Valleys (V)          | 123' 10"      |
| Rakes (RA)           | 179'          |
| Eaves (E)            | 239' 8"       |
| Flashing (F)*        | 75' 2"        |
| Step Flashing (SF)*  | 68' 10"       |
| Transition Line (TL) | -             |

\*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

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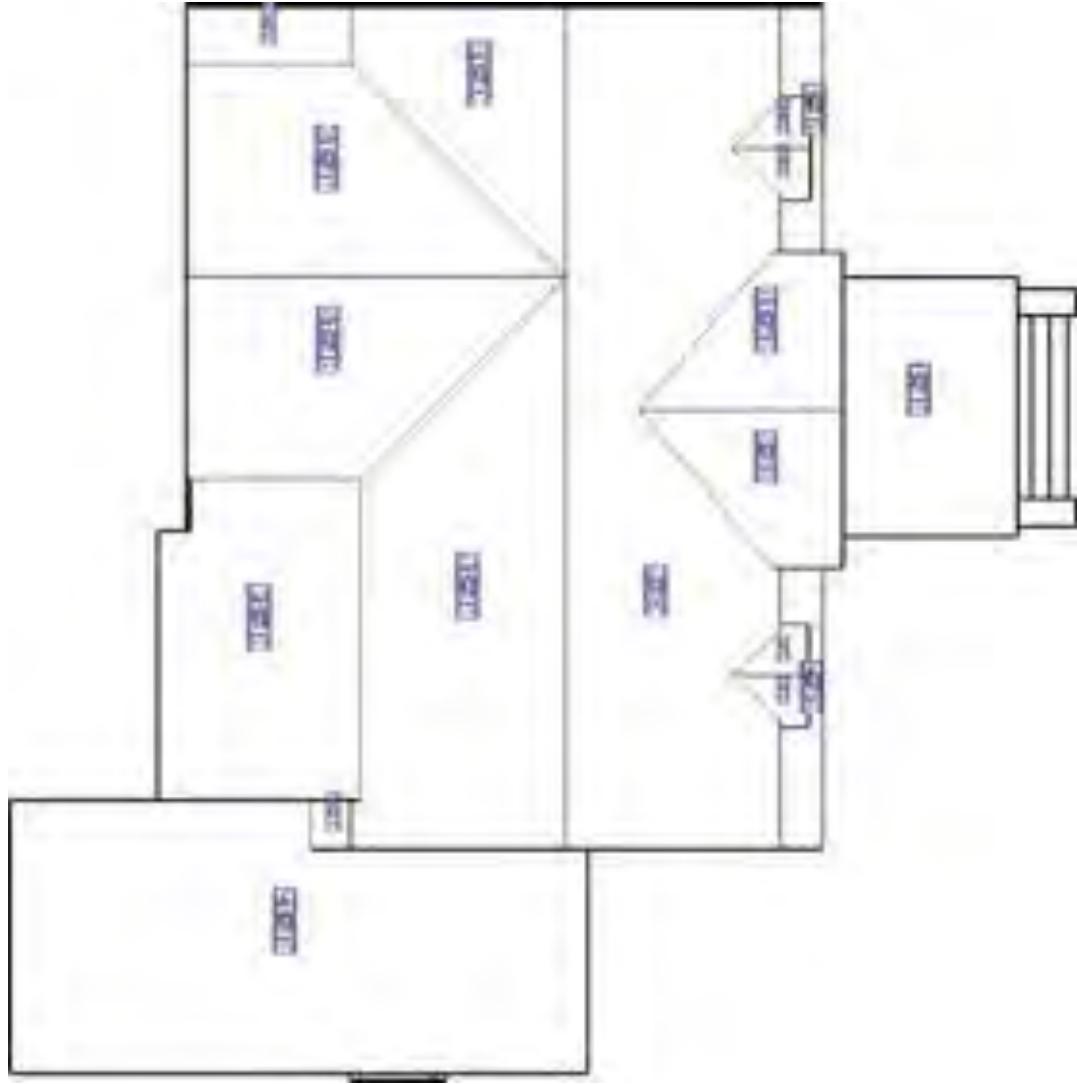


# 38 Gray Street, Arlington, MA

ROOF FACETS

127

| Facet | Area                | Pitch |
|-------|---------------------|-------|
| RF-1  | 148 ft <sup>2</sup> | 0/12  |
| RF-2  | 123 ft <sup>2</sup> | 42/12 |
| RF-3  | 104 ft <sup>2</sup> | 42/12 |
| RF-4  | 6 ft <sup>2</sup>   | 30/12 |
| RF-5  | 15 ft <sup>2</sup>  | 0/12  |
| RF-6  | 82 ft <sup>2</sup>  | 11/12 |
| RF-7  | 11 ft <sup>2</sup>  | 11/12 |
| RF-8  | 625 ft <sup>2</sup> | 11/12 |
| RF-9  | 11 ft <sup>2</sup>  | 11/12 |
| RF-10 | 82 ft <sup>2</sup>  | 11/12 |
| RF-11 | 11 ft <sup>2</sup>  | 11/12 |
| RF-12 | 431 ft <sup>2</sup> | 0/12  |



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PROPERTY ID: 7139933  
GRAY



# 38 Gray Street, Arlington, MA

ROOF FACETS

128



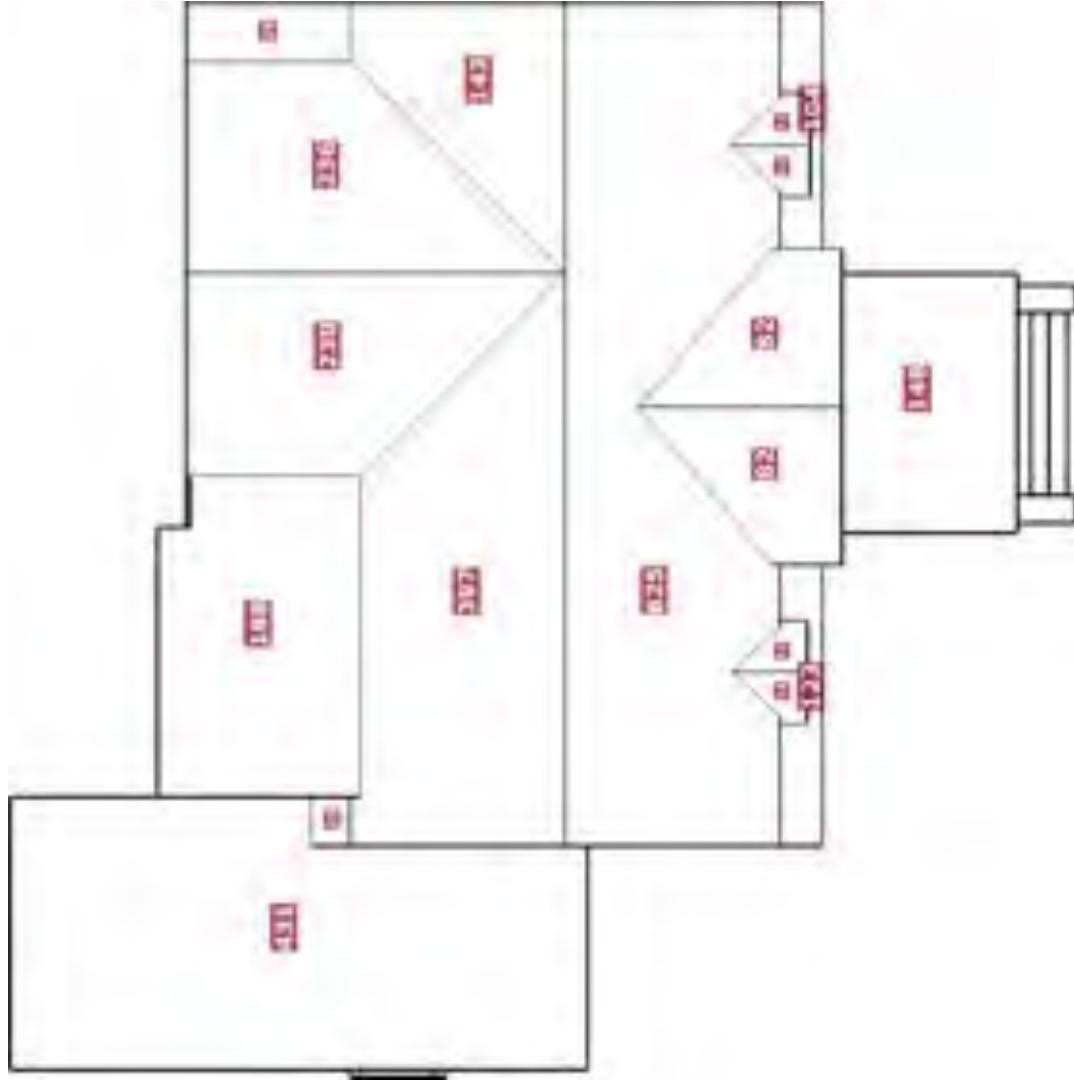
| Facet | Area                | Pitch |
|-------|---------------------|-------|
| RF-13 | 11 ft <sup>2</sup>  | 11/12 |
| RF-14 | 188 ft <sup>2</sup> | 0/12  |
| RF-15 | 230 ft <sup>2</sup> | 11/12 |
| RF-16 | 397 ft <sup>2</sup> | 11/12 |
| RF-17 | 22 ft <sup>2</sup>  | 42/12 |
| RF-18 | 143 ft <sup>2</sup> | 11/12 |
| RF-19 | 236 ft <sup>2</sup> | 11/12 |
| RF-20 | 29 ft <sup>2</sup>  | 0/12  |
| RF-21 | 4 ft <sup>2</sup>   | 40/12 |

Facets smaller than 2 ft<sup>2</sup> are not shown in this table or labeled in plan view. See **Small Facets** in summary table below.

## Complete Measurements

ton, MA  
ROOF AREA

10



| <b>Roof</b>    | <b>Facets</b> | <b>Total</b>               |
|----------------|---------------|----------------------------|
| Labeled Facets | 21            | 2909 ft <sup>2</sup>       |
| Small Facets   | 1             | 2 ft <sup>2</sup>          |
| <b>Total</b>   | <b>22</b>     | <b>2911 ft<sup>2</sup></b> |

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# 38 Gray Street, Arlington, MA

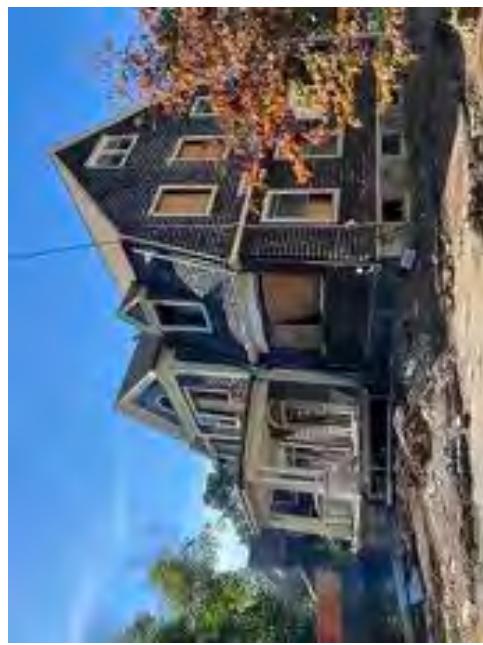
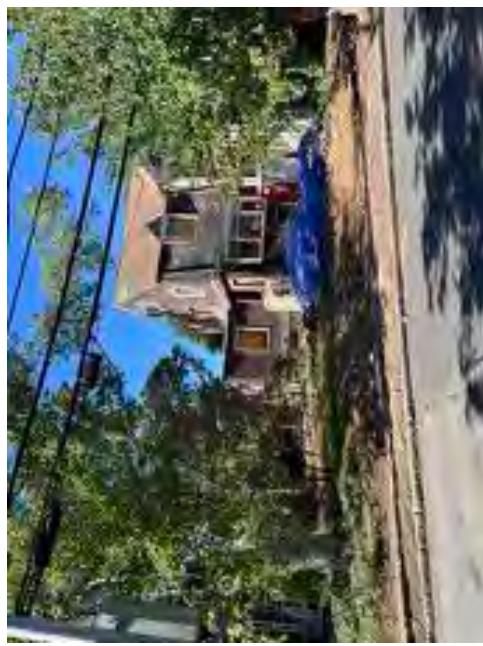
ROOF PITCH

| Roof Pitch | Area                 | Percentage |
|------------|----------------------|------------|
| 11/12      | 1839 ft <sup>2</sup> | 63.17%     |
| 0/12       | 811 ft <sup>2</sup>  | 27.86%     |
| 42/12      | 251 ft <sup>2</sup>  | 8.62%      |
| 30/12      | 6 ft <sup>2</sup>    | 0.21%      |
| 40/12      | 4 ft <sup>2</sup>    | 0.14%      |



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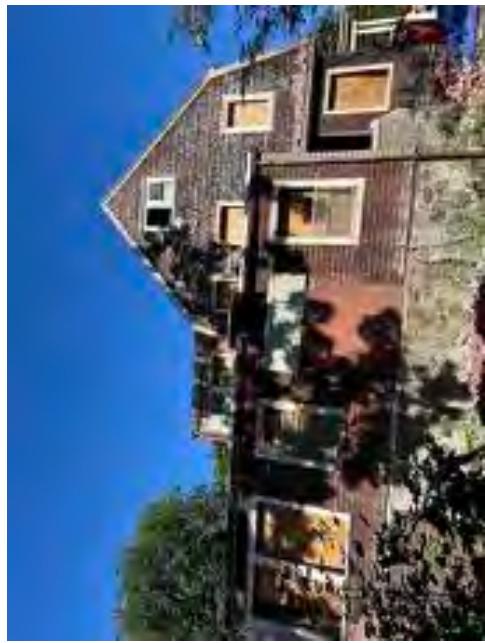
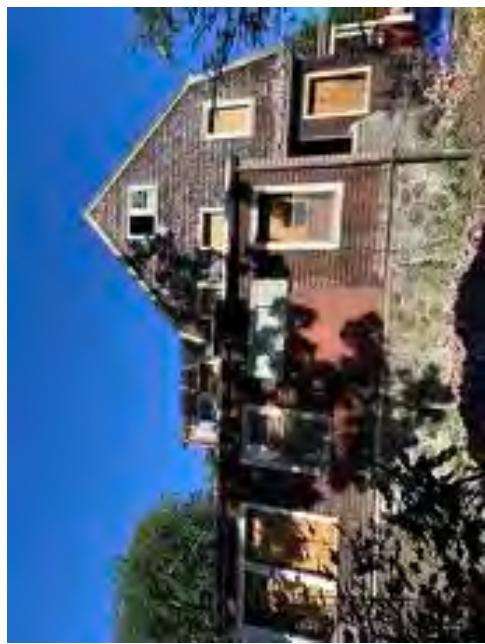
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GRAY

134









**HARVEY**  
WINDOWS + DOORS



## MAJESTY WOOD PRODUCTS GUIDE





## MAJESTY FINISHES

Majesty Wood windows and patio doors feature a precision molded aluminum exterior that protects wood components from environmental conditions.

An electrostatic paint process adheres color evenly onto the aluminum clad surfaces, ensuring an extremely durable finish that resists fading. Majesty products come in your choice of 5 exterior finishes, at no additional charge.

The interior can be left as warm, unfinished pine to be painted or stained after installation, or professionally prefinished in white for no mess or hassle post-installation.

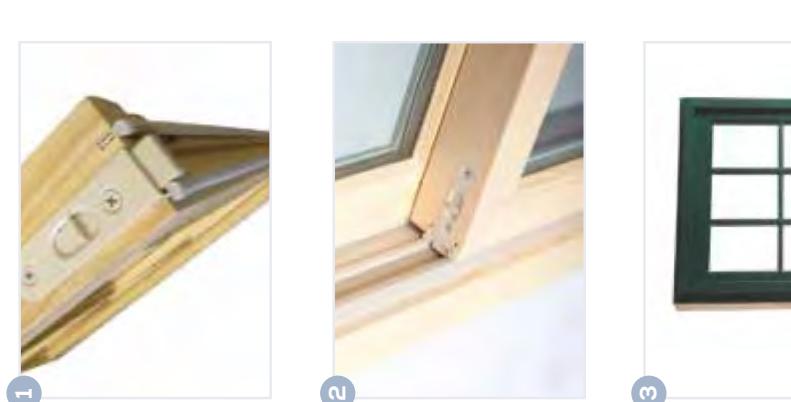


## AT A GLANCE

► The solid Ponderosa Pine wood components of Majesty products have been specially treated to resist rot, degradation, splitting, warping, and mildew.

► The extruded aluminum exterior cladding is precision formed to protect the sashes from outdoor conditions, and includes attractive beveling to match the aesthetics of wood windows. The aluminum on the frame provides extra strength.

| Exterior     | Interior           |  |  |
|--------------|--------------------|--|--|
| Almond       |                    |  |  |
| White        | Prefinished White* |  |  |
| Black        | Pine               |  |  |
| Dark Bronze  |                    |  |  |
| Forest Green |                    |  |  |



S

Designed to withstand extreme temperatures of up to 150° F, which does not melt or warp. It creates an air-tight seal that is strong enough to withstand wind speeds of 300 mph. The Jamb Liner is made of a flexible material that is similar to seals you find in doors and windows.

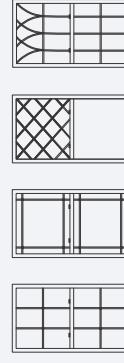
Jamb Liner adds an air-tight seal that is designed to withstand wind speeds of up to 300 mph. It is made of a flexible material that is similar to seals you find in doors and windows.

Jamb Liner adds an air-tight seal that is designed to withstand wind speeds of up to 300 mph. It is made of a flexible material that is similar to seals you find in doors and windows.

## SCREENS

### CONFIGURATIONS

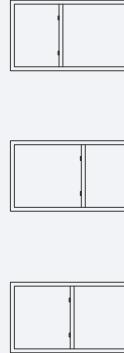
Fully customize any grid design. Choose Colonial, Prairie, or other unique styles like Tudor or Gothic.



Colonial      Prairie      Tudor      Gothic

### SASH ORIENTATION

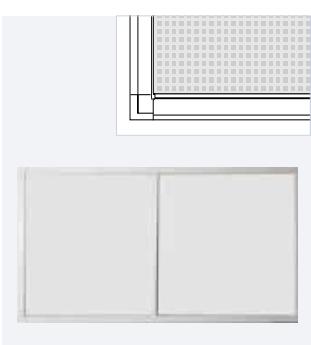
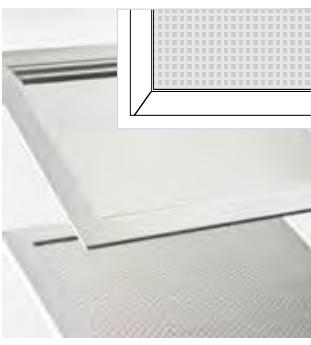
Even sashes are nice, but you can also select Oriel, Cottage, or a custom orientation.



Even      Oriel      Cottage

An often overlooked selection in the window buying process, the right screen can make a big difference when it comes to insect protection, durability, and of course, what a view looks like. Engage with homeowners to help them choose the screen options that will enhance their project.

## FRAMES



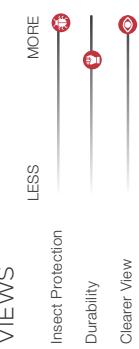
### EXTRUDED ALUMINUM

Superior in strength to Roll Form frames, extruded aluminum frames are tough, sturdy and easy to remove and install, with hidden metal corners that won't become brittle over time as exposed plastic corners can.

### ROLL FORM

Aluminum Roll Form screens are a lightweight, value option available for certain windows only. Ideal for smaller window openings.

## MESH



Upgrade to Virtually Invisible Screens, for a brighter view, 25% better airflow, and maximum protection against small insects.

### FIBERGLASS



VIEWS

Standard Screen

LESS

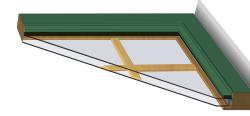
MORE

Panelled or flat are can also be painted. door/doors style.



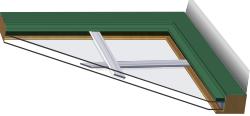
### INTERIOR SNAP-INS

Pine interior snap-in grids are also available for Majesty Wood windows.



### GRIDS BETWEEN GLASS (GBG)

Contoured or flat grids are positioned between the glass, allowing for easy cleaning. Available for most



| Product Line                  | Glazing Description            | THERM<br>PE<br>SH |
|-------------------------------|--------------------------------|-------------------|
| <b>Majesty DH</b>             | <b>ThermalLock</b><br>2X Low-E | 0.27<br>0.30      |
| <b>Majesty PW</b>             | <b>ThermalLock</b><br>2X Low-E | 0.28<br>0.29      |
| <b>Majesty Casement</b>       | <b>ThermalLock</b><br>2X Low-E | 0.26<br>0.29      |
| <b>Majesty Awning</b>         | <b>ThermalLock</b><br>2X Low-E | 0.26<br>0.30      |
| <b>Majesty Fixed Lite</b>     | <b>ThermalLock</b><br>2X Low-E | 0.26<br>0.30      |
| <b>Majesty Gliding Window</b> | <b>SunGain</b>                 | 0.28<br>0.        |
| <b>Majesty Sliding Door</b>   | Low-E ENERGY STAR® Package*    | 0.29<br>0.        |
| <b>Majesty Out-swing Door</b> | 2X Low-E ENERGY STAR® Package* | 0.29<br>0.        |
| <b>Majesty In-swing Door</b>  | 2X Low-E ENERGY STAR® Package* | 0.28<br>0.        |

\*Tempered Glass Thermal values are shown for windows without grids.

Harvest energy) there is that m Americ

Install produ improv the en mony) heatin

## MAJESTY WINDOW WARRANTY



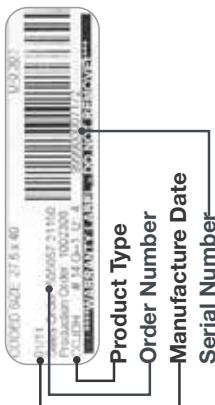
reputation on the products and our world-

'ou can rest easy by our Clear ey's US based customer ort and can send trained eded.

for product parts and images resulting from over labor charges. illS.

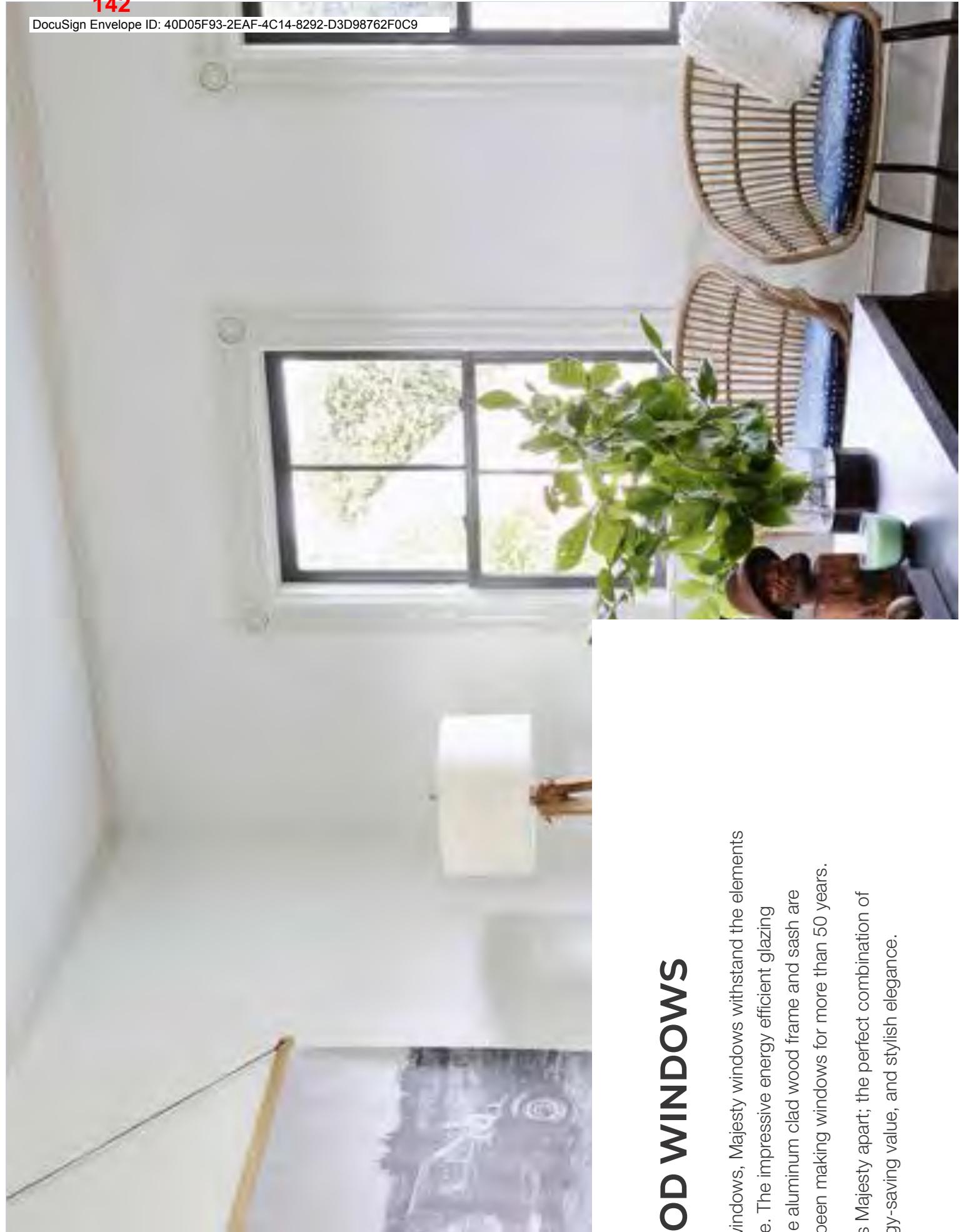
rovided free of charge. ted on the warranty d to the product in s within the header /arranty label varies , you will find an cating the pertinent te your claim.

via our website or by it at 1-800-822-0437.



Windows need to be replaced or installed into a new opening (like an addition) to qualify. Credit does not include installation costs. Must be an existing home or principal residence. Good through 12-31-2023

|                        |   |
|------------------------|---|
| 2022 Homeowner Credits | 10% of the cost, up to \$500, but windows are capped at \$200. (NOT INCLUDING INSTALLATION) |
| Requirements           | Must be ENERGY STAR qualified   |



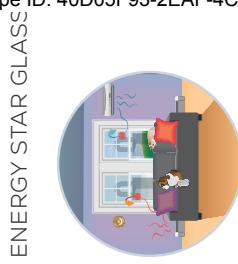
## OD WINDOWS

vindows, Majesty windows withstand the elements

e. The impressive energy efficient glazing  
le aluminum clad wood frame and sash are  
been making windows for more than 50 years.

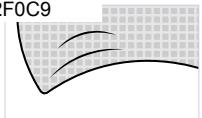
s Majesty apart; the perfect combination of  
gy-saving value, and stylish elegance.

## OPTIONS



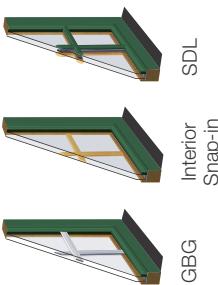
ThermalLock

## SCREEN | FRAME



FlexScreen

## GRID | TYPE



SDL

Interior Snap-in

GBG

FlexScreen

Grid Type



COLORS | INT./EXT.

Int. Pine or White

Ext. Almond

Routed Bottom Sash



## MORE OPTIONS &amp; FEATURES

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel & cottage sash options

Obscured, Bronze or Tempered glass available

Full size screens

Interior options include warm, unfinished pine or professionally prefinished white (includes 10-year paint warranty)

## FEATURES

Solid pine interior with aluminum clad exterior

Recessed hardware provides unobstructed views and elegant, streamlined appearance

Jamb liner is standard in Almond; also available in White

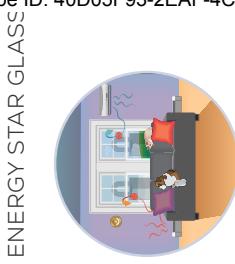
Defined 45° glazing bead, dual hardware to provide tight bottom sash have joints air infiltration and both

## LIFT OPTIONS



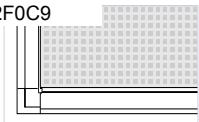
Routed Bottom Sash

## OPTIONS



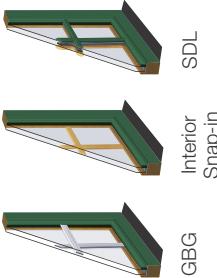
ThermalLock

## SCREEN | FRAME



Roll Form

## GRID | TYPE



OTHER OPTIONS  
CASEMENT & AWNING  
Grids come in 5/8" and 1" sizes  
Custom grid configurations plus oil  
& cottage sash options

Obscured, Bronze or Tempered  
glazing available  
Full size screens  
Interior options include warm,  
unfinished pine or professionally  
prefinished white (includes 10-year  
paint warranty)



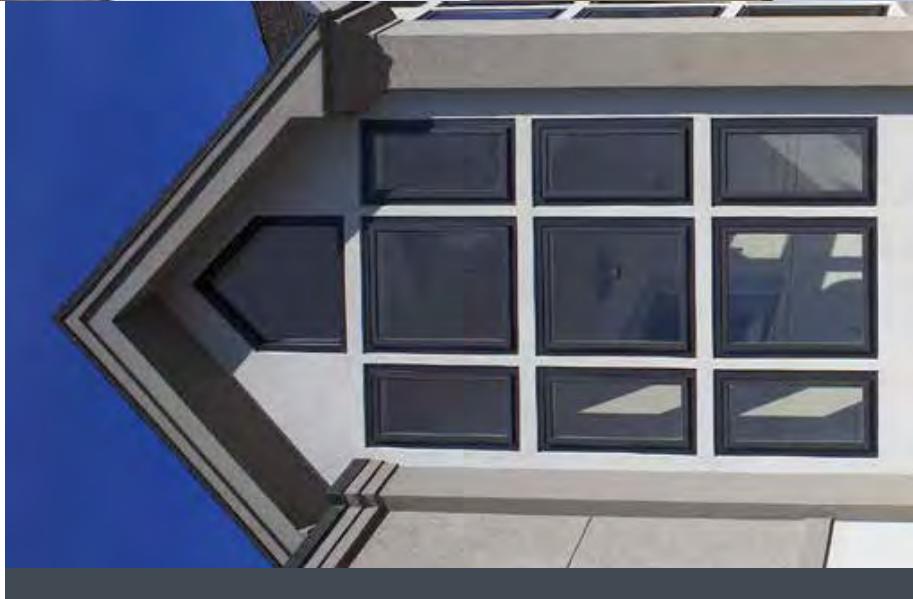
## FEATURES

Solid pine interior with aluminum clad exterior  
**Casements:** tandem locks standard on units at or over 36" in height. For ease of operation, tandem locks engage/disengage with operation of just the lower lock\*.

**Awning:** hinge at the top and open outward to let in fresh air and deflect away rain

for sleek, unobstructed  
view windows have  
aluminum clad exterior for  
easy to open and feature full  
bedroom comfortability.

HANDLE  
AWNING



tacular view, consider  
new construction or  
in ENERGY STAR,  
Or, for a dramatic design,

## FEATURES

ThermaLock glazing meets ENERGY  
STAR criteria

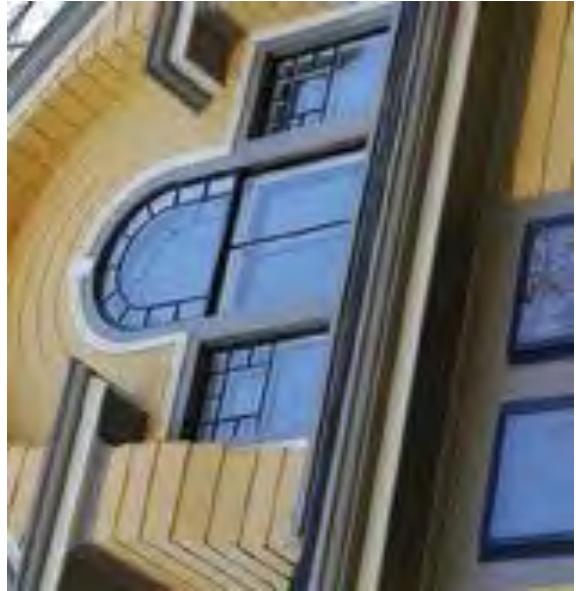
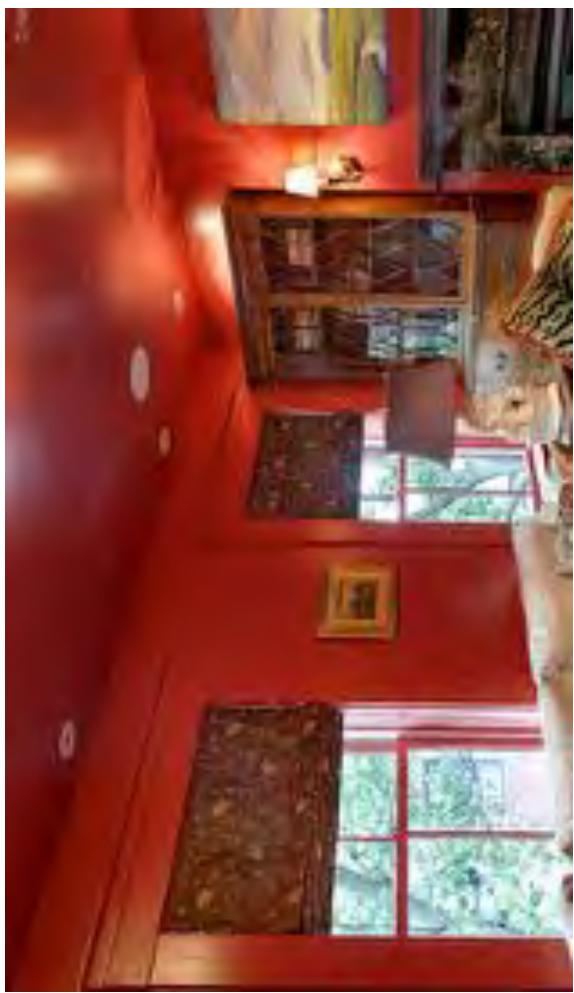
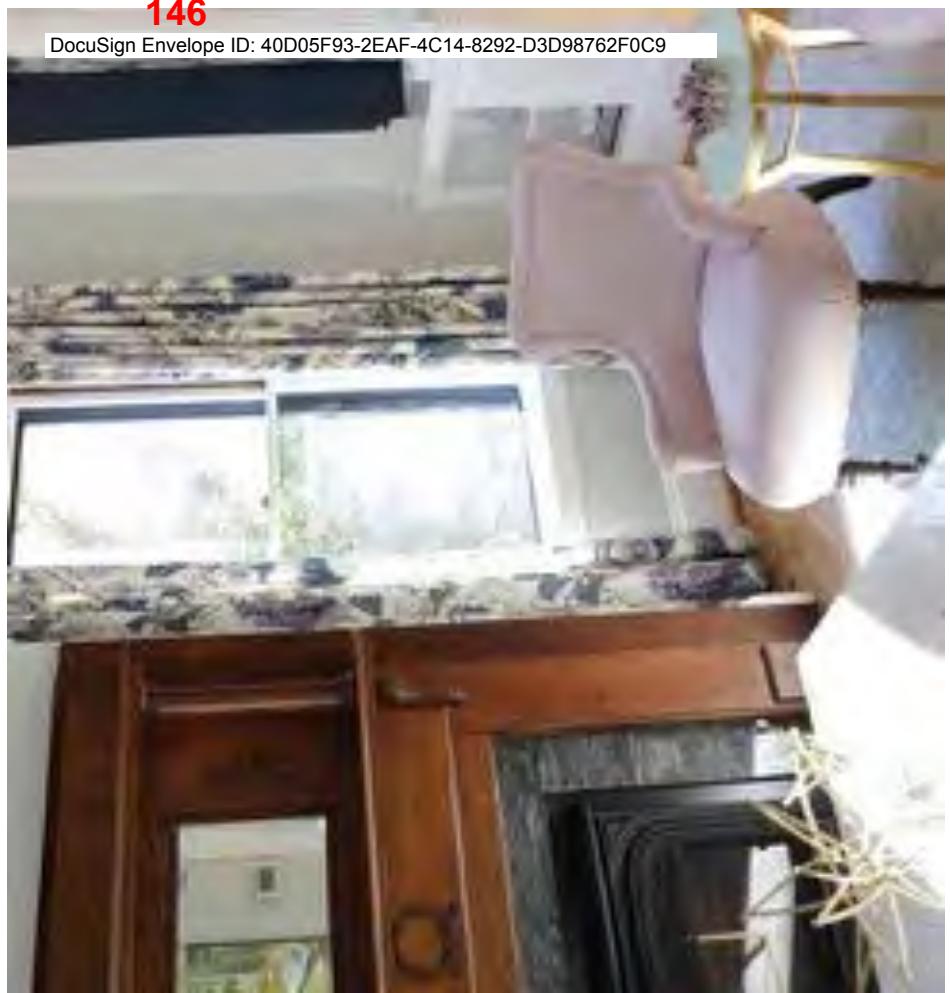
Solid pine interior with aluminum clad  
exterior

## OTHER OPTIONS

Grids come in 5/8" and 1" sizes as well  
as custom configurations

Interior options include warm, unfinished  
pine or professionally prefinished white







INTERIOR



EXTERIOR (ALMOND)

Harvey's Majesty bay and bow are beautiful and functional. They can be made from casement, picture, or double hung windows, with the same glass, screen, grid and color options. There are no exposed joints or caulking on the exterior of the unit.

## CUSTOM ROOFS

All roof systems are fully framed and sheathed in 1/2" plywood; custom roof height includes flange.

They are available in 16 oz. copper or solid aluminum and are also

## FEATURES

Solid pine interior with aluminum clad exterior

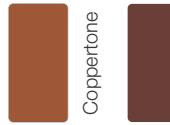
Double locks on frame heights greater than 34.5"

## OTHER OPTIONS

Grids come in 5/8" and 1" sizes as well as custom configurations

Interior options include warm, unfinished pine or primed white

## ALUMINUM ROOF COLORS



Copper-tone  
White



...  
They are available in 16 oz. copper or solid aluminum and are also

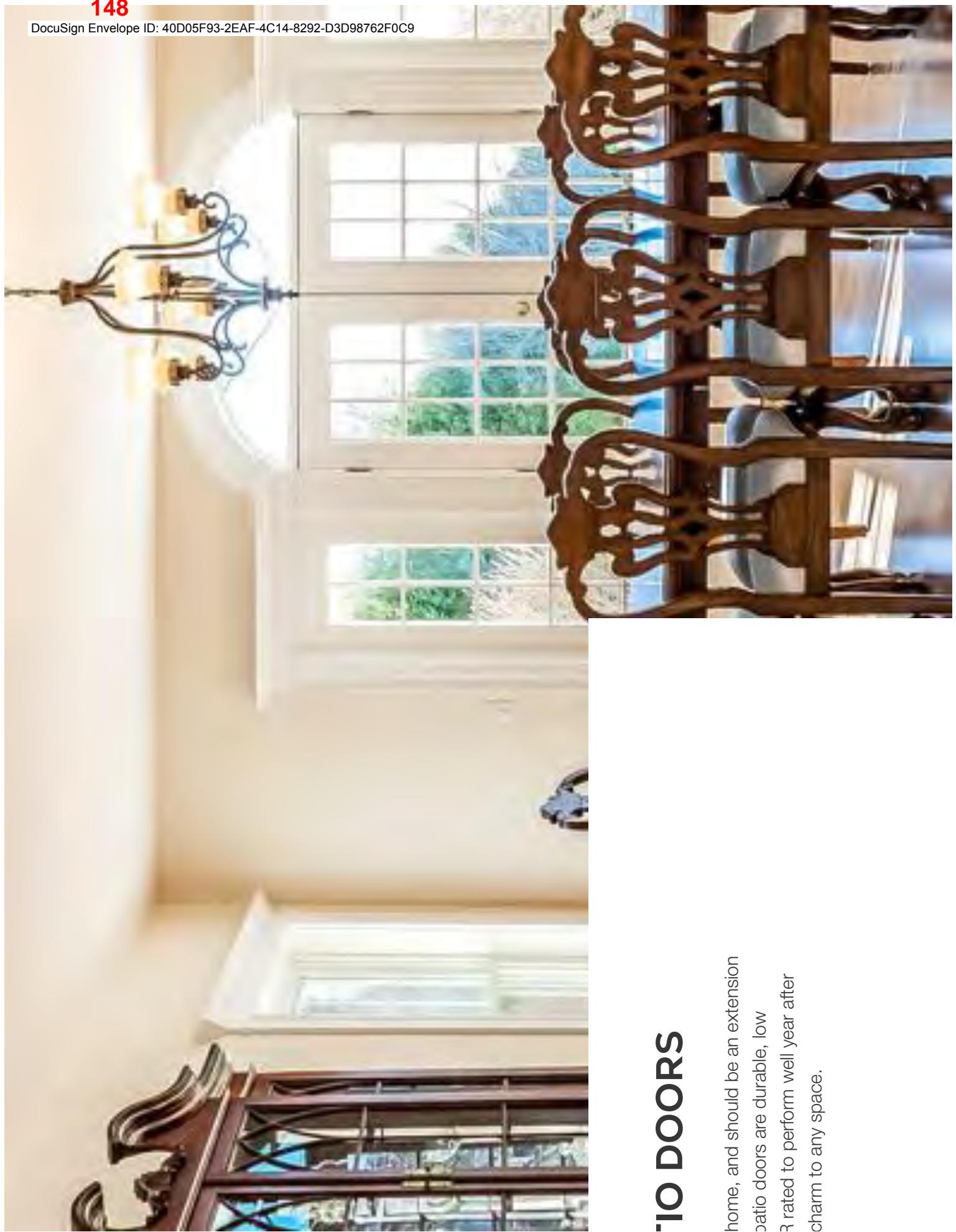


RECESSED SASH LOCK



compromising space or  
Majesty gliding window  
sash, making them ideal  
not be used. Obscured





## • DOORS

home, and should be an extension  
• patio doors are durable, low  
• rated to perform well year after  
charm to any space.

## PATIO DOOR MAJESTY WOOD HINGED



Majesty Hinged Patio Doors' classic hardware and French panel design offer accessible entryways that swing in, inviting in the outdoors, or swing out, extending the space into the outdoors.

Hinged patio doors offer a traditional, elegant style and are available in 1, 2, 3 or 4-Lite panel design options. The integral frame drip edge enhances water protection and a dual seal frame weatherstripping optimizes air and thermal performance.

The contemporary handleset and adjustable hinge system protect against high-traffic wear and tear. The elegant panels have a sturdy 8" bottom rail for added durability.

### FEATURES

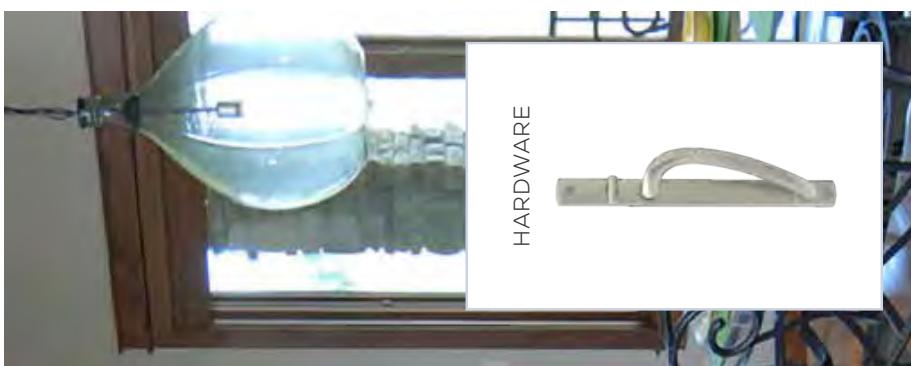
ENERGY STAR glazing option available

Solid pine interior with aluminum clad exterior

Extruded aluminum screen frame with fiberglass wire included

2, 3, and 4 lite design options

One-piece gray fiberglass sill



doors offer  
nd narrow door stiles  
, casual look.  
options, they glide  
rglass sill. The heavy-  
patio door will open  
season.  
od gliding patio doors  
-adjustable rollers for  
s to come, and they pair

**150**

DocuSign Envelope ID: 40D05F93-2EAF-4C14-8292-D3D98762F0C9

## OPTIONS

D

### COLORS | INTERIOR



Int. Pine or White

Ext. White

Ext. Fores Green

Ext. Dark Bronze

### COLORS | HARDWARE



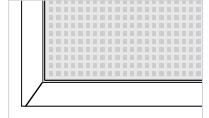
White (Standard)

Black

Brushed Nickel

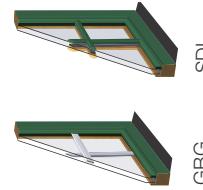
Oil-Rubbed Bronze

### SCREEN | FRAME



Aluminum

### GRID | TYPE



SDI

GBG

### MORE OPTIONS & FEATURES

Grids come in 3/4" or 1" for GBG and 7/8" or 1-1/4" for SDI

Foot bolt (Gilding)

Bronze sill

Colonial, Prairie and custom grid configuration available

Seacoast Hardware option for corrosion resistance; available in white or almond color-matched; powder coat finish handle and includes Stainless Steel:

► Panel and screen rollers and roller track cover

► Fasteners, latch mechanism, offset keeper







# Arlington Historic District Commissions

## Application for Certificate

(Read attached instructions  
before completing form)

|                          |  |
|--------------------------|--|
| For Commission Use Only: |  |
| Date Rec:                |  |
| Hearing Date:            |  |
| Certificate #:           |  |
| Monitor:                 |  |

### Certificate Requested:

**SEE REVISED  
APPLICATION**

**Appropriateness** – for work described herein

Minor project      Major Project      Demolition

● **Non-Applicability** – for the following reason(s):

Not subject to public view

Maintenance, repair, or replacement using same design and materials

● Proposed change specifically excluded from review under Bylaw

Other: \_\_\_\_\_

**Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

### General Information:

Property Address 38 Gray St

District Jason/Gray

Owner(s) Matthew Urciuoli

Email realtormattu@gmail.com

Owner's Phone (h) 617-281-3476

(w) \_\_\_\_\_

(fax) \_\_\_\_\_

Owner's Address 38 Gray St Arlington MA 02474

Applicant (if not Owner) \_\_\_\_\_

Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Applicant's Relationship to Owner \_\_\_\_\_

Contractor Rubicon Construction

Phone 617-936-5888

Architect \_\_\_\_\_

Phone \_\_\_\_\_

Dates of Anticipated Work: Start 11/15/22

Text

Completion 3/1/23

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

Rebuild 2 front and side view chimney wall exterior mistakenly demolished with stock bricks

Do not replace top chimney on roof.

CONA Requested due to the nature of the chimney as an Appurtenant structure

Appurtenant structures are explicitly outside the purview of this commission according to MSS Gen 40C Limits.

**Required Documentation Acknowledgement:** (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s): \_\_\_\_\_ Date: 9/14/22

## Application Information and Instructions

**REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT:** Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commissions' Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's Executive Secretary. Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

**SEE REVISED  
APPLICATION**

### **Types of Certificates:**

**Certificate of Appropriateness** – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

**Minor Projects:** doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

**Major Projects:** new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

**Demolition Projects:** removal of any existing structure or portion thereof in a Historic District.

**Certificate of Non-Applicability** – Issued for matters that are specifically excluded from AHDC review.

**Certificate of Hardship** – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

**Required Documentation:** At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

**Application Deadlines:** The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

**Minor Projects: 7 calendar days prior to scheduled hearing**

**Major Projects or Demolition: 14 calendar days prior to scheduled hearing**

In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month.

Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

**Contact Information:** Additional information is available at: [arlingtonhistoricdistrict.com](http://arlingtonhistoricdistrict.com). Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, [ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us), (781) 316-3265. Any additional questions can be addressed to the Commissions' Chair Stephen Makowka at [ahdcchair@town.arlington.ma.us](mailto:ahdcchair@town.arlington.ma.us). CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.

# ARLINGTON HISTORIC DISTRICT APPLICATION

## Supporting Documentation Checklist

|                                |                  |                 |                        |
|--------------------------------|------------------|-----------------|------------------------|
| <b>Property Address</b>        | 38 Gray St       | <b>District</b> | Jason/Gray             |
| <b>Applicant's Name</b>        | Matthew Urciuoli | <b>Email</b>    | realtormattu@gmail.com |
| <b>Applicant's Phone (Day)</b> | 617-281-3476     | <b>(Mobile)</b> |                        |

**For Minor Projects or Certificate of Non-Applicability**

- Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

- Manufacturer's literature and specifications sheets describing the proposed feature(s)**

- Description of how the proposed work is either compatible with the District or Non-Applicable**

**For Major Projects**

- Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

- Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

**O Plans**

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

**O Elevations of building facades- identify:**

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

**O Wall sections (especially showing projecting features such as bays, balconies, porches, additions)**

**O Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)**

**O Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)**

**O For projections, additions and new construction also include:**

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan-existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

- Manufacturers' literature and specification sheets describing the proposed components**

- Suggested Supporting Submittals: Model; Physical Samples**

- Description of how the proposed work is compatible with the District.**

**For Demolition**

- Statement of current state of existing structure and reason for demolition**

- Statement of the historic significance of the structure**

- Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

- Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s):

Date: 9/14/22



# Arlington Historic District Commissions

## **Application for Certificate**

**(Read attached instructions  
before completing form)**

For Commission Use Only:  
Date Rec: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Certificate #: \_\_\_\_\_  
Monitor: \_\_\_\_\_

**REVISED  
APPLICATION  
RECEIVED  
10-25-2022**

### **Certificate Requested:**

- APPLICATION  
RECEIVED  
10-25-2022**

## **General Information:**

Property Address 38 Gray St  
Owner(s) Matthew Urciuoli

District Jason/Gray  
Email [realtormattu@gmail.com](mailto:realtormattu@gmail.com)

Owner's Phone (h) 617-281-3476 (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Owner's Address 38 Gray St Arlington MA 02474

**Applicant (if not Owner)**

Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_

**Applicant's Address**

### **Applicant's Relationship to Owner**

Contractor Rubicon Construction Phone 617-936-5888

Architect \_\_\_\_\_ Phone \_\_\_\_\_

Dates of Anticipated Work: Start 11/15/22      Text      Completion 3/1/23

<sup>2</sup> Production and MWh data are additional information from the EIA's *Electric Power Annual*.

the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

**Do not replace top chimney on roof**

**Do not replace top chimney on tool.** **CGA D** Do not attach to the valve of the cylinder. **A** Do not attach to tank.

CONA Requested due to the nature of the chimney as an Appurtenant structure

Appurtenant structures are explicitly outside the purview of this commission according to MSS Gen 40C Limits.

~~Alternate proposal on presentation to replace the older front chimney with a veneer , details presented~~

**Required Documentation Acknowledgement:** (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supplementary Information Form".

Documents Checklist”, by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

**Owners Signature(s):**  **Date:** 9/14/22

## **Certificate Application (Revised January 2022)**

## Application Information and Instructions

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**ARLINGTON HISTORIC DISTRICT APPLICATION**  
**Supporting Documentation Checklist**

**REVISED  
APPLICATION  
RECEIVED  
10-25-2022**

Property Address 38 Gray St

District Jason/Gray

Applicant's Name Matthew Urciuoli

Email realtormattu@gmail.com

Applicant's Phone (Day) 617-281-3476

(Mobile)

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- Photographs (8x10)**

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**O Plans**

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Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

**O Wall sections (especially showing projecting features such as bays, balconies, porches, additions)**

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- Manufacturers' literature and specification sheets describing the proposed components**

- Suggested Supporting Submittals: Model; Physical Samples**

- Description of how the proposed work is compatible with the District.**

**For Demolition**

- Statement of current state of existing structure and reason for demolition**

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- Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

- Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s): 

Date: 9/14/22

---

**re 38 Gray St Chimney CONA application**

10 messages

**Matthew Urciuoli** <realtormattu@gmail.com>  
To: Carol Greeley <carol.greeley@gmail.com>

Fri, Sep 16, 2022 at 3:53 PM

Carol

Please find attached the chimney application for the chimney that has been demolished mistakenly.  
I think it is fairly straightforward. Let me know if there are any questions

Here if you need me,

**Matthew Urciuoli**  
NEM Properties Inc  
**Broker:** Red Bow Realty  
**Board Member:** Friends of Robin's Farm Park  
2464 Massachusetts Avenue, Suite 440  
Cambridge MA 02140  
617-281-3476 [realtormattu@gmail.com](mailto:realtormattu@gmail.com)

---

**6 attachments****Current condition.JPG**  
2794K**Family room roof .jpg**  
4792K**Chimney Main house before.jpg**  
5763K

**159**

76K

Chimney CONA Application.pdf  
373K

Title VII - Historic Districts | Town of Arlington.pdf  
204K

---

**Carol Greeley** <carol.greeley@gmail.com>  
To: AHDCChair <AHDCChair@town.arlington.ma.us>

Fri, Sep 16, 2022 at 3:55 PM

FYI - Carol  
[Quoted text hidden]

--  
Carol Greeley, Executive Secretary  
Arlington Historic District Commissions  
(781) 316-3265  
[ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us)  
[www.arlingtonhistoricdistrict.com](http://www.arlingtonhistoricdistrict.com)

---

## 6 attachments



**Current condition.JPG**  
2794K



**Family room roof .jpg**  
4792K



**Chimney Main house before.jpg**  
5763K

General Law - Part I, Title VII, Chapter 40C, Section 8.pdf  
76K

Chimney CONA Application.pdf  
373K

---

AHDCChair <AHDCChair@town.arlington.ma.us>

Sun, Sep 18, 2022 at 9:27 PM

To: Carol Greeley <carol.greeley@gmail.com>

Cc: AHDC Executive Secretary <ahdc@town.arlington.ma.us>, Carol Greeley <carol.greeley@gmail.com>

Matt,

Carol has forwarded the your application for a Certificate of Non-Applicability (CONA) related to the two chimneys that were demolished in violation of the Town Bylaws. However, as explained below, I cannot issue the requested certificate for at least two reasons:

- 1) It seems that you have misconstrued the words "similar appurtenances" to apply to chimneys. This clause, however, refers to temporary or easily removed items such as light fixtures or antennae, not to chimneys which are clearly within the Commission's jurisdiction.
- 2) You mention "stock" bricks but have provided no material specifications. As I have communicated to you, the unpermitted violation must be rectified by rebuilding the portions of the chimneys subject to public view with like (matching) materials. These can be the original bricks (which appear to be still available on site) or a period appropriate alternative brick to be approved by the Commission prior to installation.

Sincerely,  
Steve (Makowka)  
Chair, AHDC

From: Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>  
To: AHDCChair <[AHDCChair@town.arlington.ma.us](mailto:AHDCChair@town.arlington.ma.us)>  
Date: Fri, 16 Sep 2022 15:55:26 -0400  
Subject: Fwd: re 38 Gray St Chimney CONA application

**CAUTION:** This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

[Quoted text hidden]

---

AHDCChair <AHDCChair@town.arlington.ma.us>

Sun, Sep 18, 2022 at 9:27 PM

To: Matthew Urciuoli <[realtormattu@gmail.com](mailto:realtormattu@gmail.com)>

Cc: AHDC Executive Secretary <ahdc@town.arlington.ma.us>, Carol Greeley <carol.greeley@gmail.com>

Matt,

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**161**

2) You mention "stock" bricks but have provided no material specifications. As I have communicated to you, the unpermitted violation must be rectified by rebuilding the portions of the chimneys subject to public view with like (matching) materials. These can be the original bricks (which appear to be still available on site) or a period appropriate alternative brick to be approved by the Commission prior to installation.

Sincerely,  
Steve (Makowka)  
Chair, AHDC

From: Carol Greeley <carol.greeley@gmail.com>  
To: AHDCChair <AHDCChair@town.arlington.ma.us>  
Date: Fri, 16 Sep 2022 15:55:26 -0400  
Subject: Fwd: re 38 Gray St Chimney CONA application

**CAUTION:** This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "<>" brackets) and you know the content is safe.

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

[Quoted text hidden]

---

**Matthew Urciuoli** <realtormattu@gmail.com>  
To: AHDCChair <AHDCChair@town.arlington.ma.us>  
Cc: AHDC Executive Secretary <ahdc@town.arlington.ma.us>, Carol Greeley <carol.greeley@gmail.com>

Sun, Sep 18, 2022 at 9:44 PM

Stephen  
Thank you for articulating your views on this matter.  
Appurtenances are not as you have said, "temporary" they are in fact only permanent items.  
"Appurtenant structure means any building or other fixture on a piece of real estate other than the main building provided that such a building or fixture is permanent, is wholly or partially above grade, and will be constructed or substantially improved in conjunction with the main building." Law insider  
I would like my chance to make my case in a formal hearing.  
Please put this item on the agenda for this item on the next meeting

Here if you need me,

**Matthew Urciuoli**  
NEM Properties Inc  
**Broker:** Red Bow Realty  
**Board Member:** Friends of Robin's Farm Park  
2464 Massachusetts Avenue, Suite 440  
Cambridge MA 02140  
617-281-3476 [realtormattu@gmail.com](mailto:realtormattu@gmail.com)

[Quoted text hidden]

---

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To: Carol Greeley <carol.greeley@gmail.com>  
Cc: AHDC Executive Secretary <ahdc@town.arlington.ma.us>, Carol Greeley <carol.greeley@gmail.com>

Sun, Sep 18, 2022 at 9:44 PM

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**162**

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2464 Massachusetts Avenue, Suite 440

Cambridge MA 02140

617-281-3476 [realtormattu@gmail.com](mailto:realtormattu@gmail.com)

On Sun, Sep 18, 2022 at 9:27 PM AHDCChair <[AHDCChair@town.arlington.ma.us](mailto:AHDCChair@town.arlington.ma.us)> wrote:

[Quoted text hidden]

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**AHDCChair** <[AHDCChair@town.arlington.ma.us](mailto:AHDCChair@town.arlington.ma.us)>

Sun, Sep 18, 2022 at 10:00 PM

To: Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>

Cc: AHDC Executive Secretary <[ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us)>, Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>

Matthew,

Your COA applications will be on our October meeting agenda. Do you want this CONA application to be discussed at that time as well or are you requesting to speak to the Commission about it at our meeting this coming Thursday, September 22?

Sincerely,

Steve (Makowka)

Chair, AHDC

[Quoted text hidden]

---

**AHDCChair** <[AHDCChair@town.arlington.ma.us](mailto:AHDCChair@town.arlington.ma.us)>

Sun, Sep 18, 2022 at 10:00 PM

To: Matthew Urciuoli <[realtormattu@gmail.com](mailto:realtormattu@gmail.com)>

Cc: AHDC Executive Secretary <[ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us)>, Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>

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Chair, AHDC

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To: AHDCChair <[AHDCChair@town.arlington.ma.us](mailto:AHDCChair@town.arlington.ma.us)>

Cc: AHDC Executive Secretary <[ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us)>, Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>

Date: Sun, 18 Sep 2022 21:44:22 -0400

[Quoted text hidden]

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**Matthew Urciuoli** <[realtormattu@gmail.com](mailto:realtormattu@gmail.com)>

Sun, Sep 18, 2022 at 10:47 PM

To: AHDCChair <[AHDCChair@town.arlington.ma.us](mailto:AHDCChair@town.arlington.ma.us)>

Cc: AHDC Executive Secretary <[ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us)>, Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>

## 163

Stephen

I'm not available September 22. I'm in New York at MSK for a treatment.

October is great

[Quoted text hidden]

--

Here if you need me,

Matthew Urciuoli

617-281-3476

Boston's Best Development

Red Bow Realty

[2464 Mass Ave, Suite 440](#)

Cambridge MA 02140

[Bostonsbestdev.com](#)

---

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Cc: AHDC Executive Secretary <[ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us)>, Carol Greeley <carol.greeley@gmail.com>

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October is great

On Sun, Sep 18, 2022 at 10:00 PM AHDCChair <[AHDCCChair@town.arlington.ma.us](mailto:AHDCCChair@town.arlington.ma.us)> wrote:

[Quoted text hidden]

--

Here if you need me,

Matthew Urciuoli

617-281-3476

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[2464 Mass Ave, Suite 440](#)

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## Title VII - Historic Districts

| Article  | Article  |
|--|--|
| <a href="#"><u>Article 1: Establishment Of Districts</u></a> | <a href="#"><u>Article 4: Authority Of Commissions And Limitations Thereon</u></a> |
| <a href="#"><u>Article 2: Descriptions Of Districts</u></a>  | <a href="#"><u>Article 5:Miscellaneous</u></a>                                     |
| <a href="#"><u>Article 3: District Commissions</u></a>       |  |

### ARTICLE 1 ESTABLISHMENT OF DISTRICTS

(ART. 46, ATM – 05/12/97)

The following historic districts have been established in the Town of Arlington in accordance with the provisions of Massachusetts General Laws, Chapter 40C:

#### Section 1.

Broadway Historic District (April 11, 1977), enlarged March 23, 1981 and April 29, 1991)

#### Section 2.

Central Street Historic District (June 9, 1982)

#### Section 3.

Russell Historic District (April 27, 1983, enlarged April 3, 1985)

#### Section 4.

Pleasant Street Historic District (May 16, 1988, enlarged April 29, 1991, May 6, 2002 and May 2, 2005 and April 26, 2006)

(ART 58, A.T.M., 5/6/02 - ART. 23, A.T.M., 5/2/05 - ART. 34, A.T.M., 4/26/06)

#### Section 5.

Mount Gilboa/Crescent Hill Historic District  
(April 29, 1991) (April 27, 2015)

#### Section 6.

Avon Place Historic District (April 22, 1996)

#### Section 7.

## Jason/Gray Historic District (May 4, 1998)

(ART. 22, A.T.M., 05/04/98)

## ARTICLE 2 DESCRIPTIONS OF DISTRICTS

### Section 1. Description of Broadway Historic District

A. Original District (Voted 4/11/77) The Broadway Historic District is bounded and described as follows; Beginning at a point at the intersection of the westerly lot line of the property number #278 Broadway and the southwesterly sideline of Broadway, said point being 92.79 feet southeasterly of the southeasterly sideline of Franklin St., thence going southwesterly along the westerly lot line of #278 Broadway a distance of 103.29 feet to a point, thence going southeasterly along the back lot line of the property numbered #278 Broadway a distance of 37.60 feet to a point, thence going northeasterly along the easterly lot line of #278 Broadway a plan distance of 13.03 feet (13.88 Deed) to a point, thence southeasterly along the rear lot line of #274 276 Broadway a distance of 86.01 feet to a point, thence going northeasterly along the easterly lot line of #274 276 Broadway a distance of 116.82 feet to a point on the southwesterly sideline of Broadway, thence continuing northeasterly to the centerline of Broadway a distance of 32 feet, thence going southeasterly along the centerline of Broadway a distance of 127.7 feet + to a point, thence going across Broadway a distance of 32 feet + to the northeasterly sideline of Broadway at the intersection of the northwesterly sideline of Webster St., thence northeasterly along said sideline of Webster St., a distance of 121.97 feet, thence northwesterly along the rear lot line of #267 Broadway a distance of 97.96 feet to a point, thence southwesterly along the northerly sideline of #267 Broadway a distance of 100 feet + to a point, thence northwesterly through Lot A on a line 45 feet from and parallel to Broadway a distance of 100 feet + to a point, thence southwesterly through Lot A a distance of 45 feet to a point on the northeasterly sideline of Broadway thence continuing southwesterly a distance of 32 feet to the centerline of Broadway, thence northwesterly along the centerline of Broadway a distance of 70 feet + to a point, thence southwesterly to the southwesterly sideline of Broadway a distance of 32 feet to the point of beginning.

B. First Enlargement (Voted 3/23/81) Added the property numbered 393-395 Massachusetts Avenue, which is bounded and described as follows:

SOUTHWESTERLY by Massachusetts Avenue, ninety and 86/100 (90.86) feet;

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NORTHWESTERLY by land formerly of Boston, eighty-nine and 27/100 (89.27) feet;

NORTHEASTERLY by said Boston land and by land now or formerly of Jennings, eighty-three and 5/10 (83.5) feet; and

SOUTHEASTERLY by land formerly of Shattuck one hundred and nine and 41/100 (109.41) feet.  
be all of said measurements more or less, and to be shown on a plan entitled "Plan of Land in Arlington,  
Mass. showing proposed addition to the Broadway Historic District, scale 1" = 30', Jan. 1981, C. F. Rinciari,  
Town Engr.".

C. Second Enlargement (Voted 4/29/91) Added the properties numbered 266, 268 and 272 Broadway, said  
area being bounded and described as follows:

Beginning at a point on the rear lot line of No. 272 Broadway at the intersection of the northwesterly sideline  
of said property, thence going northeasterly along said sideline distances of 116.82 and 32.0 feet to a point  
on the centerline of Broadway, thence going southeasterly along the centerline of Broadway a distance of  
146.7 feet to a point, thence going southwesterly along Broadway and along the southeasterly sideline of the  
property numbered 266 Broadway, distances of 32.0 and 157.6 feet to a point on the rear lot line of said  
property, thence going northwesterly along the rear lot line of the properties numbered 266, 268 and 272  
Broadway a distance 154.82 feet to the point of beginning.

be all of said measurements more or less, and shown on a plan entitled "Broadway Historic District  
Expansion, Arlington, Mass." by C. F. Rinciari, Town Engineer, May 1990.

## Section 2. Description of Central Street Historic District

(Voted 6/9/82)

The Central Street Historic District is bounded and described as follows:

Beginning at a point on the northerly side of Massachusetts Avenue, in the center of Central Street, then  
running: WESTERLY along said northerly sideline 147.34 feet, then turning and running NORTHERLY in  
three courses 189.24 feet, 30 feet more or less and 66.99 feet (said middle course being the width of Bacon  
Street), then turning and running EASTERLY 75.31 feet, then turning and running NORTHERLY 26.8 feet,  
then turning and running EASTERLY 8.49 feet, then turning and running NORTHERLY 260.9 feet, then  
turning and running WESTERLY 76.52 feet across the Mill Brook, then turning at a right angle and running  
generally NORTHERLY 30 feet, then turning and running EASTERLY 290 feet more or less to a point where  
the rear and side lot lines of 35 Central Street and 12 Court Street Place intersect on land formerly of the

Boston and Maine Railroad, then turning and running SOUTHERLY by the rear lot lines of the properties on the eastern side of Central Street, 461.21 feet, then turning and running WESTERLY 130.38 feet to the center line of Central Street, then turning and running SOUTHERLY along the center line of Central Street, 69.96 feet to the point of beginning.

All the foregoing measurements being more or less; and shown on a plan entitled "Central Street Historic District, Arlington, Mass." by C. F. Rinciari, Town Engineer, dated February, 1982.

### Section 3. Description of Russell Historic District

A. Original District (Voted 4/27/83) The Russell Historic District is bounded and described as follows:

Beginning at a point on the southeasterly sideline of Water Street, said point being at the intersection of the northeasterly sideline of the Massachusetts Bay Transportation Authority then turning and running NORTHEASTERLY on two courses 288.87 feet and 111.0 feet along the southeasterly side of Water Street, then turning and running SOUTHEASTERLY on two courses 133.70 feet and 96.8 feet along the rear lot lines of properties on the northerly sideline of Russell Street then turning and running NORTHERLY 17.0 feet then turning and running EASTERLY on two courses 100.20 feet and 76.29 feet along said rear property lines, then turning and running NORTHERLY 2.50 feet, then turning and running EASTERLY 158.98 feet, along the rear property line then turning and running SOUTHEASTERLY 32.26 feet, then turning and running WESTERLY 42.86 feet, then turning and running SOUTHERLY 163.0 feet along the easterly property line of #9 Russell Street and across Russell Street, then turning and running EASTERLY 140 feet + along the southerly sideline of Russell Street to a point of curve, then turning and running SOUTHEASTERLY 12.91 feet along a curve to the westerly sideline of Mystic Street then turning and running SOUTHERLY 75.0 feet along Mystic Street then turning and running WESTERLY 119 + feet then turning and running SOUTHERLY 21.0 feet then turning and running NORTHWESTERLY on two courses 8329 feet and 42 feet + (the second course being the width of Prescott Street) then turning and running SOUTHWESTERLY 40.79 feet along the westerly sideline of Prescott Street then turning and running NORTHWESTERLY 37.3 feet along the rear property line of property at 14 16 Russell Street then turning and running WESTERLY 100.90 feet along the rear property line of properties on the southerly side of Russell Street, then turning and running SOUTHWESTERLY 328.49 feet along the rear lot lines of properties on the easterly side of Russell Terrace to Winslow Street then NORTHWESTERLY 151.34 feet along the northeasterly sideline of Winslow Street and across Russell Terrace then turning and running SOUTHWESTERLY 68 feet + along the northwesterly sideline of Russell Terrace then turning and running NORTHWESTERLY 273.96 feet along the northeasterly sideline of land of the Massachusetts Bay Transportation Authority to the point of beginning.

All of the foregoing measurements being more or less; and shown on a plan entitled "Russell Historic District, Arlington, Massachusetts by C. F. Rinciari, Town Engineer," dated January, 1983.

B. Enlargement (Voted 4/3/85) Added the properties numbered 12, 14 16, 20 and 22 Prescott Street, said area being bounded and described as follows:

Beginning at a point on the NORTHWESTERLY sideline of Prescott Street at the intersection of the SOUTHERLY lot line of the property numbered 12 Prescott Street, thence going NORTHWESTERLY along said SOUTHERLY lot line a distance of 116.50 feet to a point on the rear lot line, thence going NORTHEASTERLY along the rear lot lines of the properties numbered 12, 14 16, 20 and 22 Prescott Street a distance of 204.38 feet to a point at the intersection of the NORTHERLY sideline of said property on two courses, distances of 100.9 feet and 37.3 feet to a point on the NORTHWESTERLY sideline of Prescott Street, thence going SOUTHWESTERLY along the NORTHWESTERLY sideline of Prescott Street a distance of 256.0 feet to the point of beginning.

Be all of said measurements more or less, and shown on a plan entitled "Russell Historic District Expansion, Arlington, Massachusetts" by C. F. Rinciari, Town Engineer, January 1984.

#### Section 4. Description of Pleasant Street Historic District

A. Original District (Voted 5/16/88) The Pleasant Street historic district is bounded and described as follows:

Beginning at a point on the southeasterly side of Pleasant Street at the intersection of the southwesterly sideline of Swan Street, then running southeasterly 83.16' along the southwesterly sideline of Swan Street, then turning and running southwesterly 54.45' along the rear property line of #40 and #42 Pleasant Street, then turning and running southeasterly 176.96' along the northeasterly property line of #60 Pleasant Street, then turning and running southwesterly 290.81' along the rear property line of #60 Pleasant Street, then turning and running northwesterly 155.11' along the southwesterly property line of #60 Pleasant Street, then turning and running southwesterly 85.0' along the rear property line of #66 Pleasant Street and across Lombard Road, then turning and running southeasterly 55.0' along the southwesterly sideline of Lombard Road, then turning and running southwesterly 90.0' along the rear property line of #74 Pleasant Street, then turning and running southeasterly 50.0' along the northeasterly property line of #80 Pleasant Street, then turning and running southwesterly 76.15' along the rear property line of #80 Pleasant Street, then turning and running northwesterly 8.0' along the southwesterly property line of #80 Pleasant Street, then turning and running southwesterly 132.99' along the rear property line of #86 Pleasant Street and across Wellington Street, then turning and running southeasterly 70.0' along the southwesterly sideline of Wellington Street,

then turning and running southwesterly 90.0' along the rear property line of #94 Pleasant Street, then turning and running northwesterly 65.0' along the southwesterly property line of #94 Pleasant Street, then turning and running southwesterly 141.0' along the rear property line of #100 Pleasant Street and across Addison Street, then turning and running southeasterly 25.0' along the southwesterly sideline of Addison Street, then turning and running southwesterly 101.0' along the rear property line of #108 Pleasant Street, then turning and running southeasterly 5.0', then turning and running southwesterly 313.77' along the rear property line of #114 Pleasant Street across Hopkins Road along the rear property line of #118 Pleasant Street and across Peabody Road, then turning and running southeasterly 167.0' along the southwesterly sideline of Peabody Road, then turning and running southwesterly 57.93' along the rear property line of #128 Pleasant Street, then turning and running northeasterly 135.0' along the southwesterly property line of #128 Pleasant Street, then turning and running southwesterly 33.0', then turning and running northeasterly 70.0' along the southwesterly sideline of #128 Pleasant Street, then turning and running southwesterly 93.16' along the rear property line of Lot A and across Lakeview, then turning and running southeasterly 50.0' along the southwesterly sideline of Lakeview, then turning and running southwesterly on two courses 51.0' and 106.0' along the rear property lines of #140 and #144 Pleasant Street and across Spring Valley then turning and running southeasterly 72.0' along the southwesterly sideline of Spring Valley, then turning and running southwesterly 51.38' along the rear property line of #146, #148 and #150 Pleasant Street, then turning and running southeasterly on two courses 37.0' and 22.0' and southwesterly 71.0' along the rear property line of #152 Pleasant Street, then turning and running southeasterly 20.9' along the northeasterly property line of #156 Pleasant Street, then turning and running southwesterly 150.63' along the rear property lines of #156 and #160 Pleasant Street, then turning and running northwesterly 27.0' along the southwesterly property line of #160 Pleasant Street, then turning and running southwesterly 80.60' along the rear property line of #164 Pleasant Street, then turning and running northwesterly 7.0' then turning and running southwesterly 200.0' along the rear property line of #168 Pleasant Street and across Chapman Street, then turning and running northwesterly 65.0' along the southwesterly sideline of Chapman Street then turning and running southwesterly on three courses, 55.0' 8.0' and 55.0' along the rear property line of #176 Pleasant Street, then turning and running southeasterly 47.0' along the rear property line of #3 Chapman Street, then turning and running southwesterly 122.62' along the rear property lines of #180 - #182 and #184 - #186 Pleasant Street, then turning and running northwesterly 26.0' along the southwesterly property line of #184 - #186 Pleasant Street, then turning and running southwesterly 269.0' along the rear property line of #188 and #190 Pleasant Street across Gould Road and along the rear property line of #194 Pleasant Street, then turning and running southeasterly 24.9' along the northeasterly property line of #200 Pleasant Street; then turning and running southwesterly 89.73' along the rear property line of #200 Pleasant Street, then turning and running southeasterly 331.31' along the northeasterly property line of #204 - #206 Pleasant Street, then turning and running westerly 437.0' along the shore of Spy Pond behind the properties

numbered #204 - #206 Pleasant Street through #218 Pleasant Street, then turning and running north 15.0' along the northeasterly property line of #220 Pleasant Street, then turning and running northwesterly 260.0' along the shoreline of Spy Pond behind the properties #220 and #226 Pleasant Street, then turning and running southeasterly 5.0' along the northeasterly property line of #232 - #234 Pleasant Street, then turning and running southwesterly 580.0' along the shoreline of Spy Pond and behind the properties #232 - #234 Pleasant Street through #256 Pleasant Street, then turning and running northwesterly on two courses 60.0' and 128.0' to the centerline of Pleasant Street, then turning and running southwesterly 132.0' along the centerline of Pleasant Street, then turning and running northwesterly 125.0' along the northeasterly sideline of Venner Road to the northerly property line of #5 Venner Road, then turning and running northeasterly 125.0' along the northerly property line of #5 Venner Road and #259 Pleasant Street, then turning and running northwesterly 10.0', then turning and running northeasterly 132.10' along the rear property line of #259 Pleasant Street, Lot B and #253 Pleasant Street then turning and running southeasterly 10.0' along the southwesterly sideline of Brunswick Road, then turning and running northeasterly 166.27' across Brunswick Road and along the rear property lines of #251 Pleasant Street and Lot 47, then turning and running northwesterly 108.0' along the southwesterly property line of #243 Pleasant Street, then turning and running easterly 218.73' along the rear property line of #243 Pleasant Street and #239 Pleasant Street, then turning and running northwesterly 28.40' along the southwesterly property line of #235 Pleasant Street, then turning and running northeasterly 370.16' along the rear property line of #235, #231 and #223 Pleasant Street, then turning and running northeasterly 209.79' along the rear property line of #215 and #211 Pleasant Street, then turning and running northwesterly 15.0' along the northwesterly property line of #207 Pleasant Street, then turning and running northeasterly 123.5' along the rear property line of #207 and #205 Pleasant Street, then turning and running southeasterly 16.35' along the northeasterly property line of #205 Pleasant Street, then turning and running northeasterly 104.88' along the rear property line of #201 and #199 Pleasant Street, then turning and running southeasterly 70.05' along the northeasterly property line of #199 Pleasant Street, then turning and running northeasterly 105.02' along the rear property line of #195 Pleasant Street to Kensington Park, then turning and running northwesterly 63.0' along the southwesterly sideline of Kensington Park, then turning and running northeasterly 146.3' across Kensington Park and along the rear property line of #187 Pleasant Street, then turning and running southeasterly 60.0' along the northeasterly property line of #187 Pleasant Street, then turning and running northeasterly 81.0' along the rear property line of #183 Pleasant Street to Norfolk Road, then turning and running northwesterly 28.0' along the southwesterly sideline of Norfolk Road, then turning and running northeasterly 139.31' across Norfolk Road and the rear property line of Lot A and #175 Pleasant Street to Monadnock Road, then turning and running northwesterly 38.0' along the southwesterly sideline of Monadnock Road, then turning and running northeasterly 115.50' across Monadnock Road to the side property line of #1 Monadnock Road, then turning and running northwesterly 155.58' along the southwesterly property line of #163 Pleasant Street,

then turning and running northeasterly 154.4' along the rear property line of #163 and #159 Pleasant Street to Gray Street, then turning and running northwesterly 40.0' along the southwesterly sideline of Gray Street and turning and running northeasterly 140.0' across Gray Street and the rear property line of #149 Pleasant Street, then turning and running northwesterly 70.0' along the southwesterly property line of #145 Pleasant Street, then turning and running northeasterly 96.02' along the rear property line of #145 Pleasant Street to Irving Street, then turning and running northwesterly 70.0' along the southwesterly side of Irving Street, then turning and running northeasterly 114.0' across Irving Street and along the rear property line of #141 - #143 and #137 - #139 Pleasant Street, then turning and running northwesterly 100.0' along the southwesterly property line of #135 Pleasant Street, then turning and running northeasterly 286.0' along the rear property line of #135 and #129 Pleasant Street, then turning and running northwesterly 115.0' along the southwesterly property line of #125 Pleasant Street, then turning and running northeasterly 100.88' along the rear property line of #125 Pleasant Street, then turning and running southeasterly 163.86' along the northeasterly property line of #125 Pleasant Street, then turning and running northeasterly 116.30' along the rear property line of #119 Pleasant Street to Oak Knoll, then turning and running southeasterly 23.0' along the southwesterly sideline of Oak Knoll, then turning and running northeasterly 153.0' across Oak Knoll and along the rear property line of #111 Pleasant Street, then turning and running southeasterly 12.0' along the northeasterly property line of #111 Pleasant Street, then turning and running northeasterly 100.97' along the rear property line of #105 Pleasant Street to Pelham Terrace, then turning and running southeasterly 25.0' along the southwesterly sideline of Pelham Terrace then turning and running northeasterly on three courses 103.36', 16.97' and 26.0' across Pelham Terrace and along the rear property line of #93 Pleasant Street, then turning and running northwesterly 86.0' along the southwesterly property line of #87 Pleasant Street, then turning and running northeasterly 84.13' along the rear property line of #87 Pleasant Street, then turning and running southeasterly 65.84' along the northeasterly property line of #87 Pleasant Street, then turning and running northeasterly 145.42' along the rear property line of #75 Pleasant Street to Maple Street, then turning and running southeasterly 196.95' along the southwesterly sideline of Maple Street to Pleasant Street, then turning and running northeasterly 485' along the northwesterly sideline of Pleasant Street, then turning and running southeasterly 70.0' across Pleasant Street to the point of beginning.

All of the forgoing measurements being more or less; and shown on a plan entitled "Pleasant Street Historic District, Arlington, Massachusetts", by C. F. Rinciari, Town Engineer, dated January, 1988.

B. Enlargement (voted 4/29/91) Added the properties numbered 8, 11, 14, 15, 18, 19-21, 20, and 23-25 Wellington Street, said properties being bounded and described as follows:

Beginning at a point on the northwesterly corner of the rear property line of the property numbered 8 Wellington Street, said point abutting the Pleasant Street Historic District, thence going southwesterly along the northwesterly sideline of 8 Wellington Street a distance of 76.15 feet to an angle point, thence going northwesterly along said property line a distance of 8.0 feet to an angle point, thence going southwesterly along the same property line and across Wellington Street, a distance of 132.99 feet to a point on the southerly sideline of Wellington Street, thence going southeasterly along the southerly sideline of Wellington Street a distance of 70 feet to a point, thence going southwesterly along the northwesterly lot line of the property numbered 11 Wellington Street a distance of 90.0 feet to a point on the rear property line of said property, thence going southeasterly along the rear lot lines of properties numbered 11, 15, 19, 23-25 Wellington Street a distance of 320.0 feet to a point at the southerly sideline of the property numbered 23-25 Wellington Street, thence going northeasterly along said sideline a distance of 90.0 feet to the southerly sideline of Wellington Street, thence going northwesterly along the southerly sideline of Wellington Street a distance of 87.7 feet to a point, thence going northeasterly across Wellington St. and along the northerly sideline of Lombard Terrace distances of 40 feet and 94.4 feet to a point at the rear lot line of the property numbered 20 Wellington Street, thence going northwesterly along the rear property line of the properties numbered 20 and 18 Wellington Street distances of 60.95 and 80.2 feet to a point on the southerly sideline of the property numbered 14 Wellington Street, thence going northeasterly on said property line a distance of 74.73 feet to a point on the rear property line, thence going northwesterly along the rear property line of the properties numbered 14 and 8 Wellington Street a distance of 154.15 feet to the point of beginning.

Be all of said measurements more or less, and shown on a plan entitled "Pleasant Street Historic District Expansion, Arlington, Mass." November 1990, by C. F. Rinciari, Town Engineer.

C. Second Enlargement (ART. 58, ATM - 05/06/02)

Added thereto the land and buildings now known as and numbered 7, 11, 12, 14, 16, and 17 Pelham Terrace, and 30 Academy Street (formerly called 20 Pelham Terrace), said properties being bounded and described as follows:

Beginning at a point in the southeasterly corner of the rear property line of the property numbered 12 Pelham Terrace, said point abutting the Pleasant Street Historic District, thence going northwesterly along the rear lot lines of the properties numbered 12, 14 and 16 Pelham Terrace a distance of 208.15 feet to a point at the southeasterly corner of the property numbered 30 Academy Street, thence continuing northwesterly along the southerly lot line of the property numbered 30 Academy Street a distance of 122 +/- feet to a point at the rear property line of the property numbered 32 Academy Street, thence going northeasterly along said lot line a distance of 60.0 feet to a point, thence going northwesterly along said lot line of the property

numbered 32 Academy Street a distance of 10.0 feet to a point, thence going northerly and Northwesterly on two courses along said lot line of the property numbered 32 Academy Street distances of 74.24 feet and 83.58 feet to the easterly sideline of Academy Street, thence continuing northeasterly along the easterly sideline of Academy Street a distance of 20.75 feet to a point, thence going southeasterly along the southerly sideline of the property numbered 28 Academy Street distances of 75.05 feet and 65.20 feet to a point, thence going northeasterly along the rear lot line of the property numbered 28 Academy Street a distance of 48.35 feet to a point on the northerly sideline of said property, thence going southeasterly on the northerly sideline of the property numbered 30 Academy Street and along the rear property line of the properties numbered 17, 11 and 7 Pelham Terrace a distance of 341.97 to a point on the existing Pleasant Street Historic District line and the rear lot line of the property numbered 93 Pleasant Street, thence going southwesterly along the rear lot line of said property a distance of 26.0 feet to a point, thence going southeasterly along the same lot line a distance of 16.97 feet to a point, thence continuing southwesterly along the same lot line and across Pelham Terrace, distances of 63.36 feet and 40.0 feet to a point on the southerly sideline of Pelham Terrace, a distance of 25 feet +/- to a point at the northeasterly sideline of the property numbered 12 Pelham Terrace, thence going southwesterly along said sideline a distance of 100.97 feet to the point of beginning. As shown on a Plan entitled "Pelham Terrace Historic District Expansion, Arlington, Massachusetts" by Richard A. Bento, Town Engineer, December 2001.

#### D. Third Enlargement (ART. 23, ATM – 05/21/05)

Added thereto the land and buildings now known as and numbered 5-7, 9, 11, 13, 19, 20, 22, 23, 24, 26, 26A, 28, 29, 32, 33, 34, 35, 36, 38, 41, 42, 44, 48, 49, 50, 51, 53, 54, & 55 Academy Street, 17 Irving Street, 14, 16, 19, 20, 21, 23, 24, & 28 Maple Street, 734-36 Massachusetts Avenue, and 67 Pleasant Street, said properties being bounded and described as follows:

Starting at a beginning point on the northwesterly sideline of Academy Street 91.53 feet from the easterly sideline of Irving Street, thence going northwesterly a distance of 186.20 feet to a point, thence going northeasterly a distance of 115.70 feet to a point, thence going southeasterly a distance of 19.08 feet to a point, thence going northeasterly a distance of 114.78 feet to a point, thence going southeasterly a distance of 100.00 feet to a point, thence going northeasterly a distance of 191.80 feet to a point, thence going southeasterly a distance of 15.00 feet to a point, thence going northeasterly a distance of 860.24 feet to a point, thence going easterly a distance of 12.00 feet to a point, thence going northeasterly a distance of 98.55 feet to a point, thence going southeasterly a distance of 77.00 feet to a point (being the southerly sideline of Massachusetts Avenue), thence going southwesterly a distance of 231.00 feet to a point, thence going southerly a distance of 45.00 feet to a point, thence going southeasterly a distance of 372.15 feet to a point, thence going southwesterly a distance of 135.00 feet to a point, thence going southeasterly a distance of

18.95 feet to a point, thence going southwesterly a distance of 106.00 feet to a point, thence going southeasterly a distance of 20.00 feet to a point, thence going northeasterly a distance of 106.00 feet to a point, thence going southeasterly a distance of 316.40 to a point on the northwesterly sideline of Pleasant Street, thence going southwesterly a distance of 165.83 feet to a point, thence going northwesterly a distance of 204.50 feet to a point, thence going southwesterly a distance of 145.42 feet to a point, thence going northerly a distance of 64.60 feet to a point, thence going southwesterly a distance of 84.12 feet to a point, thence going northwesterly a distance of 259.75 feet to a point, thence going southwesterly a distance of 48.35 feet to a point, thence going northerly a distance of 140.25 feet to a point, thence going southwesterly a distance of 20.75 feet to a point, thence going southerly a distance of 83.68 feet to a point, thence going southwesterly a distance of 74.24 feet to a point, thence going southeasterly a distance of 10.00 feet to a point, thence going southwesterly a distance of 60.00 feet to a point (the previous 13 bounds being boundaries of the pre-existing Pleasant Street Historic District) thence going northwesterly a distance of 69.30 feet to a point, thence going southwesterly a distance of 63.10 feet to a point, thence going southeasterly a distance of 25.00 feet to a point, thence going southwesterly a distance of 68.65 feet to a point, thence going southeasterly a distance of 110.00 feet to a point, thence going westerly a distance of 49.83 feet to a point, thence going southwesterly a distance of 78.05 feet to a point, thence going northerly a distance of 16.00 feet to a point, thence going westerly a distance of 100.88 feet to a point, thence going southerly a distance of 112.00 feet to a point, thence going westerly a distance of 46.69 feet to a point, thence going southwesterly a distance of 292.66 feet to a point, thence going northwesterly along a curve (being the westerly sideline of Irving Street) a distance of 323.76 feet to a point, thence going northeasterly a distance of 131.53 feet to the point of beginning. All of said dimensions being more or less, or however said area may be otherwise bounded and described. Shown on a plan entitled "Academy and Maple Street Expansion of the Pleasant Street Historic District, Arlington-Mass January 2005" by Ronald Santosuosso, Town Engineer, dated 1/14/05."

#### E. Fourth Enlargement (ART. 34, ATM - 4/26/06)

Added thereto the land and buildings now known as and numbered 7, 11, 15, 17, 19, 20 21, and 24 Oak Knoll, and a portion of the rear yard of 119 Pleasant Street, said properties being bound and described as follows:

Starting at a beginning point on the southwesterly sideline of Oak Knoll, about 148 feet northwesterly of the northwesterly sideline of Pleasant Street, and running southwesterly 116.3 feet through the property now known as and numbered 119 Pleasant Street, then turning and running northwesterly 147.86 feet along the side yard of said 119 Pleasant Street and the rear yards of 20 and 24 Oak Knoll, then turning and running northerly along the property line of said 24 Oak Knoll 78.05 feet, then turning and running northeasterly by the same, 49.83 feet, then turning and running northwesterly along the property line of 21 Oak Knoll, 110

feet, then turning and running northeasterly by the same 68.65 feet, then turning and running northerly by the property line of 19 Oak Knoll 25 feet, then turning and running northeasterly by the same, 63.1 feet, then turning and running southeasterly by the property lines of 19, 17, 15, 11, and 7 Oak Knoll, in three courses, 69.3 feet, 122+ feet, and 196+ feet, then turning and running southwesterly along the property lines of 7 Oak Knoll and 111 Pleasant Street, and across Oak Knoll, 153 feet, then turning and running northwesterly along the aforesaid southwesterly sideline of Oak Knoll 23 feet to the point of beginning. All of said dimensions being more or less, or however said area may be otherwise bounded and described. Meaning and intending to include all of the land and buildings lying between Pleasant Street and Academy Street and not heretofore made part of the Pleasant Street Historic District. Shown on a plan entitled "Oak Knoll Expansion of the Pleasant Street Historic District, Arlington Mass January 2006" by Ronald Santosuoso, Town Engineer, dated 1/31/06.

## Section 5. Description of the Mount Gilboa/Crescent Hill Historic District

(Voted - 4/29/91) (Voted - 04/27/15)

The Mount Gilboa/Crescent Hill Historic District is bounded and described as follows:

Beginning at a point on the Arlington - Lexington Town line at the intersection of the lot line between the properties numbered 195 and 197 Westminster Avenue, thence going northeasterly along said lot line and the lot line between the properties numbered 110 and 118 Crescent Hill Avenue, thence across Crescent Hill Avenue and along the lot line between the properties numbered 109 and 117 Crescent Hill Avenue a total distance of 480 feet to the northerly lot corner of the property numbered 109 Crescent Hill Avenue, thence turning southeasterly along the rear property line of said property a distance of 100.0 feet to the easterly lot corner of said property thence turning northeasterly and going along the property line numbered 105 Crescent Hill Avenue a distance of 50.0 feet to the northerly lot corner of said property, thence turning southeasterly along the rear lot line of said property a distance of 100.0 feet to the easterly lot corner of said property, thence turning and going southwesterly on side line of said property a distance of 60.0 feet to the northerly lot corner of the property numbered 93 Crescent Hill Avenue, thence going southeasterly along the rear lot line of said property and to the centerline of Montague Street, a distance of 120.0 feet, thence turning and going southwesterly along the center line of Montague Street a distance of 50.0 feet to a point, thence turning and going southeasterly across Montague Street and along the rear lot line of the property numbered 79 Crescent Hill Avenue a distance of 120.0 feet to the easterly lot corner of said property, thence turning and going northeasterly along the property line numbered 69 Crescent Hill Avenue a distance of 60 feet to the northerly lot corner of said property, thence turning and going southeasterly along the rear property lines of said property and 61 Crescent Hill Avenue a distance of 200.0 feet to the easterly lot corner of the property numbered 61 Crescent Hill Avenue, thence turning and going southwesterly along said lot line a distance of 80.0 feet to the northerly lot corner of the property numbered 57 Crescent Hill Avenue,

thence turning and going southeasterly and southerly on two courses, distances of 42.0 feet and 67.47 feet to the side line of Westmoreland Avenue, thence going southeasterly across Westmoreland Avenue a distance of 20.0 feet to the center line of said street, thence turning and going northeasterly along the centerline of Westmoreland Avenue, a distance of 64.47 feet to a point, thence turning southeasterly and going across Westmoreland Avenue and along the rear lot line of the property numbered 41 Crescent Hill Avenue a distance of 70.0 feet to the easterly lot corner of said property, thence going southwesterly along sideline of said property and across Crescent Hill Avenue a distance of 120.0 feet to the centerline of Crescent Hill Avenue, thence turning and going southeasterly along the centerline of Crescent Hill Avenue a distance of 50.0 feet to a point, thence going southwesterly across Crescent Hill Avenue and along the rear property line of the properties numbered, 53, 49 and 45 Westmoreland Avenue a distance of 170.0 feet to the northerly lot corner of the property numbered 115 Westminster Avenue, thence turning and going southeasterly along the rear lot lines of the properties numbered 115, 109 and 103 Westminster Avenue a distance of 240.0 feet to the easterly lot corner of the property numbered 103 Westminster Avenue, thence going southwesterly along sideline of said property a distance of 40.0 feet to the northerly lot corner of the property numbered 99 Westminster Avenue, thence going southeasterly along the rear line of said property and of the property numbered 97 Westminster Avenue a distance of 97.2 feet to the northwesterly sideline of Park Place, thence southeasterly across Park Place a distance of 17 feet more or less to the southeasterly sideline of Park Place, thence turning and going easterly and northeasterly in two courses along said sideline and across Madison Avenue, distances of 160 feet more or less, and 410 feet more or less to the northeasterly sideline of Madison Avenue, thence turning and going northwesterly 60.0 feet along the northeasterly sideline of Madison Avenue, thence turning and going northeasterly along a lot line of conservation land a distance of 300.0 feet to the southwesterly sideline of Orient Avenue, thence turning and going southwesterly along said sideline of Orient Avenue, a distance of 242.0 feet to the northwesterly sideline of Summit Street, thence continuing southwesterly across Summit Street a distance of 57 feet more or less to the southeasterly sideline of Summit Street thence turning and going southwesterly and southerly on the southeasterly sideline of Summit Street on a curve to the left with a radius of 649.25 feet a distance of 360 feet more or less to the centerline of Alpine Street, thence turning and going southwesterly across Alpine Street, a distance of 60 feet more or less to a point on the northwesterly sideline of Alpine Street, thence continuing southwesterly along a lot line of conservation land a distance of 340 feet more or less to a point, thence continuing southwesterly along the rear lot lines of the properties numbered 14 and 8-10 Park Avenue Extension a distance of 53 feet more or less to a point at the intersection of the southwesterly lot line of the property numbered 8-10 Park Avenue Extension, thence turning and going southeasterly along said sideline and to the centerline of Park Avenue Extension distances of 245.75 feet and 20 feet, thence going southerly along the centerline of Park Avenue Extension a distance of 190 feet more or less to the intersection of the centerline of Lowell Street, thence turning and going westerly along the centerline of Lowell Street a distance of 365 feet more or less to a point

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opposite the easterly lot line of the property numbered 131 Lowell Street, thence turning and going northerly across Lowell Street and along the easterly lot line of said property, distances of 25.0 feet and 60.87 feet to the northeasterly lot corner of said lot, thence going northwesterly along the rear lot lines of the properties numbered 131, 133, 135 and 137 Lowell Street a distance of 151.80 feet to the southerly lot line of the property numbered 42-44 Westminster Avenue, thence turning and going southwesterly along said lot line and the southerly lot line of the property numbered 147 Lowell Street a distance of 108.33 feet to the northeasterly sideline of Lowell Street, thence going northwesterly along the northeasterly sideline of Lowell Street a distance of 263.5 feet to a point at the intersection of the southeasterly sideline of the property numbered 159 Lowell Street, thence turning and going northeasterly along said sideline a distance of 90.0 feet to the northeasterly lot corner of said property, thence turning and going northwesterly along the rear lot lines of the properties numbered 159, 163 and 167 Lowell Street distances of 45.25, 34.75 and 45.0 feet to the northerly lot corner of the property numbered 167 Lowell Street, thence going northeasterly along the lot line of the property numbered 169 and 171 Lowell Street a distance of 10.0 feet to the easterly lot corner of said property, thence turning and going northwesterly along said rear lot line a distance of 60.0 feet to the northerly lot corner of said property, thence turning and going southwesterly along said lot line a distance of 102.0 feet to the northeasterly sideline of Lowell Street, thence turning and going northwesterly along the northeasterly sideline of Lowell Street, a distance of 467 feet more or less to the intersection of the southeasterly lot line of the property numbered 209 Lowell Street, thence turning and going northeasterly along said lot line and the rear lot lines of the properties numbered 7, 11 and 15 West Court Terrace a distance of 219.79 feet, thence continuing northeasterly along the southeasterly lot line of the property numbered 105 Westminster Avenue a distance of 10.0 feet to a point, thence turning and going northwesterly through said property and the property numbered 110 Westminster Avenue and continuing along the rear lot lines of the properties numbered 114 and 118 Westminster Avenue a distance of 200 feet more or less to the rear lot corner of the property numbered 16 West Court Terrace, thence turning and going southwesterly along the rear lot line of the properties numbered 16 and 12 West Court Terrace a distance of 100 feet more or less to the northeasterly lot corner of the property numbered 221 Lowell Street, thence turning and going northwesterly along the rear lot line of said property a distance of 51.0 feet to the northwesterly lot corner of said property, thence turning and going southwesterly along said sideline a distance of 84.9 feet to the northeasterly sideline of Lowell Street, thence turning and going northwesterly along the northeasterly sideline of Lowell Street a distance of 193.78 feet to the rear lot line of the property numbered 4 Westmoreland Avenue, thence turning and going northeasterly along the rear property lines of said property and Lot B a distance of 103.48 feet to the northeasterly lot corner of the property known as lot Pt. 9 and Pt. 10 on Lowell Street, thence turning and going northwesterly along the rear line of said property a distance of 50.0 feet to the northwesterly lot corner of said lot, thence turning and going northeasterly and the southeasterly lot line of the property numbered 243 Lowell Street a distance of 18.47 feet to the

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northeasterly lot corner of said property, thence turning and going along the rear lot lines of the properties numbered 243 and 251 Lowell Street in three courses distances of 100.0 feet northwesterly, 5.0 feet southwesterly and 50.0 feet northwesterly to the southeasterly lot line of the property numbered 255 Lowell Street, thence turning and going northeasterly along said lot line a distance of 10.0 feet to the northeasterly lot corner of said property, thence turning and going northwesterly along the rear lot lines of the properties numbered 255, 257 and 261 Lowell Street a distance of 200.0 feet to the northwesterly lot corner of 261 Lowell Street, thence turning and going southwesterly along the northwesterly lot line of said lot a distance of 15.8 feet to the northeasterly lot corner of 265 Lowell Street, thence turning and going northwesterly along the rear lot lines of the properties numbered 265 and 269 Lowell Street a distance of 100.30 feet to the northwesterly lot corner of the property numbered 269 Lowell Street, thence turning and going northeasterly on the southeasterly lot line of a property numbered 271 Lowell Street a distance of 11.0 feet to the rear corner of said property, thence turning and going northwesterly along the rear lot line of said property a distance of 53 feet more or less to the Lexington - Arlington Town Line, thence turning and going northeasterly along the Lexington - Arlington Town Line through the property number 194 Westminster Avenue and lot Pt. 15 and across Westminster Avenue a distance of 182 feet more or less to the point of beginning.

All the forgoing measurements being more or less; and shown on a plan entitled "Mount Gilboa/Crescent Hill Historic District, Arlington, Massachusetts", by C.F. Rinciari, Town Engineer, dated November, 1990.

## Section 6. Description of Avon Place Historic District

(Voted 4/22/96)

The Avon Place Historic District is bounded and described as follows:

Beginning at a point on the southwesterly side of Massachusetts Avenue at the southerly sideline of the property at 390 Massachusetts Avenue and running Southwesterly 526.08 feet along said sideline, the rear lot lines of 8-10, 14, 16-18 and 22-24 Avon Place, and a portion of the way called Avon Place, then turning and running

Northerly 218 feet more or less along said way and the rear lot line of the properties numbered 25 and 29 Avon Place being bounded on the west by land formerly of the Lexington and West Cambridge Railroad, then turning and running

Northeasterly in two courses, 336.25 feet and 13.62 feet along the sideline of said 25 Avon Place and the rear lot lines of 19, 15, and 11 Avon Place, then turning and running

Southeasterly 37.5 feet by the sideline of said 11 Avon Place, then turning and running Northeasterly again 87.12 feet by the rear lot line of 7 Avon Place and the sideline 400-402 Massachusetts Avenue, then turning

and running

Northerly again 8.16 feet by said 400-402 Massachusetts Avenue, then turning and running  
Northeasterly again in three courses 18.05 feet, 12.16 feet and 29.53 feet along the sideline of said 400-402  
Massachusetts Avenue, then turning and running  
Southerly 199 feet more or less along the front lot line of said 400-402 Massachusetts Avenue, said way, and  
the front lot line of said 390 Massachusetts Avenue, to the point of beginning. All of the foregoing  
measurements being more or less; and shown on a plan entitled "Avon Place Historic District, Arlington,  
Mass." by Jos. N. Loyacano, Town Engineer, dated August 1995.

## Section 7. Description of Jason/Gray Historic District

(Voted 5/4/98)

The Jason/Gray Historic District is bounded and described as follows: (ART. 22, ATM – 05/04/98)

Beginning at a point on the Southerly side of Massachusetts Avenue at the intersection of the Westerly side line of #7 Jason Street. Thence, going Easterly along the Southerly side of Massachusetts Avenue to the Easterly lot line of #742 Massachusetts Avenue a distance of 345.7 feet. Thence, turning Southerly along the Easterly lot line of #742 Massachusetts Avenue a distance of 98.55 feet. Thence, turning Westerly of said lot a distance of 12.40 feet. Thence, turning Southwesterly along the rear lot lines of #6, 10, 12, 14, 16, 20, 24, 26-28, 30-32, and 34 Jason Street a distance of 871.53 feet. Thence, turning Westerly along the Southerly lot line of #34 Jason Street a distance of 15.0 feet, thence, turning Southwesterly along the rear lot lines of #34, 40 and 44 Jason Street a distance of 197.12 feet. Thence, turning Westerly along the Southerly lot line of #44 Jason Street a distance of 102 feet more or less. Thence, turning Southerly through #51 Academy Street and along the rear lot line of #46 Jason Street distances of 10 feet and 104.78 feet. Thence, turning Westerly along said lot a distance of 4.6 feet. Thence, turning Southerly along the rear lot lines of #46 and 50 Jason Street distances of 19.08 feet and 100 feet. Thence, continuing Southerly along the Easterly lot line of #51-53 Irving Street a distance of 16.0 feet, thence, turning Easterly along the rear lot line of #47 Irving Street and lot Pt. 5, a distance of 186.20 feet to the Northwesterly sideline of Academy Street. Thence, turning Southwesterly along said sideline of Academy Street to the Northeasterly sideline of Irving Street a distance of 91.53 feet. Thence, turning Southerly from side point across Irving Street to the Southwesterly sideline of Irving Street a distance of 40 feet. Thence, continuing Southerly along the Easterly lot line of #51-53 Irving Street a distance of 16.0 feet, thence, turning Easterly along the rear lot line of #47 Irving Street and lot Pt. 5, a distance of 186.20 feet to the Northwesterly sideline of Academy Street. Thence, turning Southwesterly along said sideline of Academy Street to the Northeasterly sideline of Irving Street a distance of 91.53 feet. Thence, turning Southerly from side point across Irving Street to the Southwesterly sideline of Irving Street a distance of 40 feet. Thence, turning Southeasterly along said sideline of Irving Street a distance of 189.31 feet more or less to the Easterly lot line of #24 Irving Street. Thence, turning Southwesterly along said lot line of

#24 Irving Street distances of 56.38 and 74.94 feet. Thence, turning Southeasterly on said lot line a distance of 8.0 feet. Thence, turning Southwesterly on said lot line distances of 26.57 feet and 80.69 feet to the rear lot line of #24 Irving Street. Thence, turning Northwesterly along said lot line and along the Southerly lot line of #8 Ravine Street a distance of 135.02 feet. Thence, turning Southerly along the Easterly lot line of #33 Gray Street a distance of 125.90 feet.

Thence, turning Southwesterly across Gray Street to the Easterly lot line of #38 Gray Street intersecting with the Southerly sideline of Gray Street a distance of 68 feet more or less. Thence, turning Southerly along said Easterly lot line a distance of 197.65 feet. Thence, turning Northwesterly along the rear lot line of #38 Gray Street a distance of 146.68 feet. Thence, turning Northeasterly along the Westerly lot line of said lot a distance of 40.81 feet. Thence, turning Easterly a distance of 10.91 feet. Thence, turning Northeasterly along said lot line and across Gray Street a distance of 161.17 feet to the Southerly lot line of #13 Ravine Street. Thence, turning Westerly along the Southerly lot line of #13 Ravine Street a distance of 34 feet more or less. Thence turning Northerly along the rear lot line of #13 Ravine Street a distance of 103.75 feet. Thence, turning Westerly along the Southerly sideline of #9 Ravine Street a distance of 59.0 feet. Thence, turning Northerly along the rear lot line of said lot a distance of 80.29 feet. Thence, turning Westerly along the Southerly lot line of #72 Jason Street a distance of 89.86 feet to the Easterly sideline of Jason Street. Thence, turning Northeasterly along the frontage of #72 Jason Street a distance of 168.54 feet intersecting with the Southerly sideline of Irving Street. Thence, turning Northwesterly across Irving Street and Jason Street to a point of intersection at the Southerly lot line of #59 Jason Street and the Westerly sideline of Jason Street a distance of 53.0 feet more or less. Thence, turning Westerly along said lot and lot 37B and the Northerly sideline of Irving Street a distance of 127.50 feet. Thence, turning Northeasterly along the rear of #59 Jason Street a distance of 81.0 feet. Thence, turning Northwesterly along the Southerly lot Northerly sideline of said lot a distance of 84.90 feet. Thence, turning Northeasterly along the rear lot lines of #51, 45, 41, 37-39, 35, 31, 27 Jason Street, 14 & 11 Jason Court and 17 Jason Street a distance of 877.12 feet more or less. Thence, turning Easterly along the Northerly sideline of #17 Jason Street a distance of 86.97 feet. Thence, turning southerly along said lot a distance of 20.0 feet. Thence, turning Easterly along the Northerly sideline of said lot a distance of 90.0 feet. Thence, turning Northerly along the rear of #15-15A Jason Street and across Jason Terrace a distance of 115 feet. Thence, turning Westerly along the Northerly sideline of Jason Terrace a distance of 50.0 feet more or less. Thence, turning Northerly along the rear lot line of #7 Jason Street a distance of 85.0 feet. Thence, turning Easterly along the rear lot line of #7 Jason Street a distance of 2.0 feet. Thence, turning Northerly along the rear of #7 Jason Street a distance of 152.0 feet to the point of beginning.

All the foregoing measurements being more or less, and shown on a plan entitled "Jason/Gray Historic

District, Arlington, Mass. By Richard A. Bento, Town Engineer, dated October 1997."

## **ARTICLE 3 DISTRICT COMMISSIONS**

### **Section 1. Establishment of Commissions.**

There is a separate Historic District Commission for each of the Districts.

Each Commission consists of seven members appointed by the Select Board.

### **Section 2. Composition of Commissions.**

(ART. 12, ATM – 04/28/03)

Each Commission consists of seven persons, six of whom serve on all of the Commissions (hereinafter referred to as the "at large" Commissioners) and one of whom is a resident or property owner from each respective district.

For purposes of this section, the term, partnership, "resident or property owner" shall include the designee of a property owner which is a corporation trust, or other such entity. The at large Commissioners shall include a nominee of The Arlington Historical Society, a nominee of the Chapter of the American Institute of Architects covering Arlington, a nominee of the Board of Realtors covering Arlington, and three residents of the Town, or persons having a principal place of business in the Town, who have knowledge or background in the areas of history, architecture, historic preservation, law, urban design, or other relevant disciplines.

In the event that the Select Board (or the Commissioners on their behalf) request nominations from the three organizations above-referenced, and no such nominations are received by them within thirty (30) days, the Select Board may appoint any resident of the Town to such position, provided that such appointees are a member of The Arlington Historical Society, an architect, or a realtor, respectively. In the event that, after a diligent effort the Select Board (or the Commissioners on their behalf) are unable to find or persuade any resident or property owner in a particular district to serve as the district representative, then the Select Board may appoint any resident of the Town to such position for a term that will end when a resident or property owner of such district evinces their willingness to serve and is duly appointed by the Select Board.

### **Section 3. Alternate Members.**

(ART. 12, ATM – 04/28/03)

A. Designation. In the case of vacancy, absence, or inability or unwillingness to act because of personal interest or other reason on the part of one or more of the Commissioners, the Chairperson (or, in their absence the Vice Chairperson or acting chairperson shall designate one of the alternate members to act as a voting member of the relevant Commission for the duration of such vacancy, absence, or inability or unwillingness to act as the case may be, and may revoke such designation.

B. Appointment. The Select Board may from time to time appoint alternate members for terms of three years. In addition to such appointees, the following shall be ex-officio alternate members of each Commission: the resident or property owner representatives on each of the other Commissions and the members of the Arlington Historical Commission.

#### Section 4. Associate Members.

The Commissions may, from time to time, appoint associate members, without voting rights, for terms of one year.

#### Section 5. Term of Office.

Each Commissioner shall be appointed to a term of three years and shall serve until their successor is appointed and qualified, provided that those Commissioners in office at the effective date of this By-law will continue in office until the terms to which they were theretofore appointed have expired. In the event of a vacancy caused by death, resignation, or other cause, the appointment shall be until the expiration of the term to which the Commissioner was appointed. In the case of a Commissioner who was originally appointed by reason of being a nominee of one of the three organizations listed in Section 2 of this Article 3, the Select Board may appoint such person to one or more subsequent terms without again requesting nominations from such organizations, provided that the person remains a member of The Arlington Historical Society, an architect, or a realtor respectively.

#### Section 6. Officers.

The Commissions shall annually elect from their membership as a whole a Chair, a Vice Chair, and a Secretary, and, subject to appropriation, an Executive Secretary from outside their membership.

#### Section 7. Operation.

The several Commissions shall meet and deliberate collectively, but only the seven members of a particular Commission shall vote upon the issuance or denial of certificates, or upon other matters which come before them, with respect to such District.

# ARTICLE 4

## AUTHORITY OF COMMISSIONS AND LIMITATIONS THEREON

(ART. 14, ATM – 04/26/21)

### Section 1. Powers of the Commissions

No building or structure within any District shall be removed, constructed or altered in any way that affects the exterior architectural features unless the relevant Commission shall first have issued a certificate of appropriateness, non-applicability, or hardship with respect to such removal, construction, or alteration.

Any person who desires to obtain any one of such certificates shall file with such Commission an application therefor in such form as the Commission may reasonably determine, together with such plans, elevations, materials, or other information (including, in the case of demolition or removal, a statement of the proposed condition and appearance of the property thereafter) as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

No permit for the construction of a building or structure or for alteration of an exterior architectural feature within the District and no permit for the demolition or removal of a building or structure within the District shall be issued by any officer or department of the Town until the certificate required by this section has been issued by the relevant Commission.

### Section 2. Factors to be Considered by the Commissions

In passing upon matters before it, the relevant Commission shall consider, among other things, the historic and architectural value and significance of the site, building, or structure, the general design, arrangement, texture, material, and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the Commission may in appropriate cases impose dimensional and set-back requirements other than those required by the Zoning By Law.

The Commission shall not consider interior arrangements or architectural features not subject to public view.

### Section 3. Limitations on Authority of Commissions

Except to the extent specifically prohibited by General Laws, Chapter 40C, the authority of the Commissions shall be limited in that they shall not have power to review the following:

- A. Temporary structures or signs, subject however, to such conditions as to duration of use, location, lighting, removal, and similar matters as the relevant Commission may reasonably specify.
- B. Terraces, walks, driveways, sidewalks, and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.
- C. Walls and fences, or either of them, except those which front directly on a public way, or on a private way open to public travel.
- D. Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae, and similar appurtenances, or any one or more of them. **Garden Boxes are clearly appurtenances**
- E. The color of paint.
- F. The color of materials used on roofs.
- G. The reconstruction, substantially similar in exterior design of a building, structure, or exterior architectural feature damaged or destroyed by fire, storm, or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.
- H. The replacement of existing wood or aluminum gutters, provided that the fiberglass replacements shall be 1) substantially similar in size, design, and installation to those being replaced and 2) subject other such conditions as to manufacturer, installation details (including paint), documentation requirements, and similar matters as the relevant Commission may reasonably specify.

#### Section 4. Signs. **Authority can't be extended beyond the referenced law that authorizes a commission**

In addition to the provisions of the By-law regulating signs (Title V, Article 1) the following regulations are applicable to signs in Historic Districts:

- A. Small signs on residences. Small signs on residential premises in connection with the use thereof for a customary home occupation or for professional purposes, provided that only one such sign is displayed in connection with such residence.

A small sign is defined as one which is one square foot or less in area, and such a sign does not require a certificate from the relevant Commission.

B. Signs on commercial premises. Larger signs on premises used for non-residential purposes, provided that there shall not be more than one sign for each use, and that such signs shall consist of letters painted on or carved into wood without symbols or trademarks. A larger sign is defined as one which is twelve square feet or less in area, and such a sign does not require a certificate from the relevant Commission.

C. Illumination. Only indirect illumination is permitted on any sign in an Historic District.

D. When certificate required. Any sign which does not meet the descriptions in Subsections A and B above shall require a certificate from the relevant Commission, to be applied for in the manner described in the second paragraph of Section 1 of this Article 4, and to be subject to the criteria set forth in Section 2 of this Article 4.

E. Pre-existing signs. These regulations shall not apply to any sign which was in existence at the time of the establishment (or enlargement, if relevant) of any of the Districts.

## Section 5. Remedies for Violations.

(ART. 18, ATM – 4/30/12)

A. Notice of Violation. If a Commissioner shall be informed or have reason to believe that any provision of this By-law or of Chapter 40C of the General Laws has been, is being, or may be violated, such Commissioner shall make or cause to be made an investigation of the facts and inspect the property where the violation may exist.

If any such violation is found to exist the Chairperson of the Commissions, the Chairperson of the Commission, or the Vice-Chairperson if the former is unavailable, may cause a written notice of the purported violation to be served upon that individual(s) who are violating the provisions of the By-law or Chapter 40C or any approvals or certificates issued under the provisions of this By-law. Such notice shall direct the immediate suspension of any activity that creates the violation.

The relevant Commission shall convene at such time that it deems appropriate, to consider whether said suspension shall be made permanent and the appropriateness of other corrective orders. Failure to comply with an order of the Commission shall constitute a violation of the By-law and violators will be subject to a fine of \$50 per day; each and every day that a violation exists shall be considered a separate violation.

Violators shall mean any individual who is performing the work that is the subject of the violation as well as the owner of the property at which the work is being performed. Any alleged violators shall be given written notice by the Commission of the precise violation and an opportunity to be heard at the Commission hearing convened to consider the same.

Any violator who refuses to suspend work once having been ordered to do so shall be subject to a fine in the amount of \$50; each and every day that the failure to suspend continues shall be considered a separate offense. No person having been served with a notice to suspend shall leave any structure in such a condition so as to be a hazard to public safety.

B. Prosecution of Violation. In addition to non-criminal disposition pursuant to the provisions of Section 21D of Chapter 40 of the General Laws, the relevant Commission may institute the appropriate criminal action or a proceeding at law or in equity to prevent any unlawful action, use, or condition, and to restrain, correct, or abate such violation.

Nothing hereinabove shall be construed to limit the authority of the Inspector of Buildings to prosecute violations of this By-law, or of said Chapter 40C, which are also violations of the State Building Code or the Zoning By-law of the Town.

## **ARTICLE 5 MISCELLANEOUS**

### **Section 1. No Compensation.**

The members of the Commissions shall serve without compensation.

### **Section 2. Interpretation.**

Except to the extent specifically provided in this By-law, the definitions of terms, and powers and codes of conduct of the Commissioners shall be set forth in Chapter 40C of the General Laws.

### **Section 3. Validity.**

In the event that any section, paragraph, or part of this By-law is declared invalid by the Attorney General or a Court of competent jurisdiction, every other section, paragraph, and part shall continue in full force and effect.

### **Section 4. Transitional Provisions.**

This revision and recodification of the Historic District By-laws shall take effect in the manner and at the time provided by the General Laws. As of such time, but not before then, the former Title VII shall be repealed, provided that certificates and proceedings of the Commissions thereunder shall continue in full force and effect.

**190****Part I**

ADMINISTRATION OF THE GOVERNMENT

**Title VII**

CITIES, TOWNS AND DISTRICTS

**Chapter 40C**

HISTORIC DISTRICTS

**Section 8**REVIEW AUTHORITY OF COMMISSION OVER CERTAIN  
CATEGORIES OF BUILDINGS, STRUCTURES OR EXTERIOR  
ARCHITECTURAL FEATURES LIMITED; AUTHORIZATION

Section 8. (a) Any city or town may provide in the ordinance or by-law establishing a district or in any amendment thereof that the authority of the commission shall not extend to the review of one or more of the following categories of buildings or structures or exterior architectural features in the historic district, and, in this event, the buildings or structures or exterior architectural features so excluded may be constructed or altered within the historic district without review by the commission:

- (1) Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the commission may reasonably specify.
- (2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level
- (3) Walls and fences, or either of them.
- (4) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.
- (5) The color of paint.
- (6) The color of materials used on roofs.
- (7) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than twelve square feet in area, consist of letters painted on wood without symbol or trademark and if illuminated is illuminated only indirectly; or either of them.

Even in the front of the property at street level



Nothing here about gutters?

**191**

- (8) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.
- (b) A commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under paragraph (a), if the provisions of the ordinance or by-law do not limit the authority of the commission with respect thereto, may be constructed or altered without review by the commission without causing substantial derogation from the intent and purposes of this chapter.
- (c) A city or town may provide in its ordinance or by-law, or in any amendment thereof, that the authority of the commission shall be limited to exterior architectural features within a district which are subject to view from one or more designated public streets, public ways, public parks or public bodies of water, although other portions of buildings or structures within the district may be otherwise subject to public view, and, in the absence of such provision of the ordinance or by-law, a commission may determine from time to time after public hearing that the authority of the commission may be so limited without substantial derogation from the intent and purposes of this chapter.
- (d) Upon request the commission shall issue a certificate of nonapplicability with respect to construction or alteration in any category then not subject to review by the commission in accordance with the provisions of paragraph (a), (b) or (c).



Carol Greeley &lt;carol.greeley@gmail.com&gt;

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**re Supplemental Document 38 Gray St Arlington**

7 messages

**Matthew Urciuoli** <realtormattu@gmail.com>  
 To: Carol Greeley <carol.greeley@gmail.com>

Tue, Sep 27, 2022 at 9:21 PM

Carol

Please find attached a supplemental document to be added to each separate application  
 This is the background of our purchase of the house and experience to date.

Thank you for all your help

I have samples of the windows and siding

Is there a way to get this to members?

Here if you need me,

**Matthew Urciuoli**  
 NEM Properties Inc  
**Broker:** Red Bow Realty  
**Board Member:** Friends of Robin's Farm Park  
 2464 Massachusetts Avenue, Suite 440  
 Cambridge MA 02140  
 617-281-3476 [realtormattu@gmail.com](mailto:realtormattu@gmail.com)

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**Historic Commission Supplemental .pdf**  
 218K

**Carol Greeley** <carol.greeley@gmail.com>  
 To: Matthew Urciuoli <realtormattu@gmail.com>

Wed, Sep 28, 2022 at 7:07 AM

Matthew you are welcome to drop the samples to my office at Gibson Sothebys (1010 Mass Ave Arlington) and I can have them available for the commissioners to see. The office is open weekdays 9-5 but please let me know when you are coming so I can heads up the receptionist or meet you myself if she isn't in when you're coming  
 Carol

Sent from my iPhone

On Sep 27, 2022, at 9:22 PM, Matthew Urciuoli <[realtormattu@gmail.com](mailto:realtormattu@gmail.com)> wrote:

[Quoted text hidden]

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**Historic Commission Supplemental .pdf**  
 218K

**Carol Greeley** <carol.greeley@gmail.com>  
 To: AHDC Email <[ahdcchair@town.arlington.ma.us](mailto:ahdcchair@town.arlington.ma.us)>, Stephen Makowka <[joliesteve@gmail.com](mailto:joliesteve@gmail.com)>, Stephen Makowka <[smakowka@compasslexecon.com](mailto:smakowka@compasslexecon.com)>

Wed, Sep 28, 2022 at 7:20 AM

FYI.

Sent from my iPhone

## 193

Begin forwarded message:

**From:** Matthew Urciuoli <[realtormattu@gmail.com](mailto:realtormattu@gmail.com)>  
**Date:** September 27, 2022 at 9:22:56 PM EDT  
**To:** Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>  
**Subject:** re Supplemental Document 38 Gray St Arlington

[Quoted text hidden]

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 **Historic Commission Supplemental .pdf**  
218K

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**Matthew Urciuoli** <[realtormattu@gmail.com](mailto:realtormattu@gmail.com)>  
To: Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>

Wed, Sep 28, 2022 at 9:06 AM

Carol

I should be good to swing by next week. I'm still quarantined this week.  
On a separate note. I'm looking to add the casement windows to my double hung application. Is that a separate application or an amendment?

[Quoted text hidden]

--  
Here if you need me,  
Matthew Urciuoli  
617-281-3476  
Boston's Best Development  
Red Bow Realty  
[2464 Mass Ave, Suite 440](http://2464 Mass Ave, Suite 440)  
[Cambridge MA 02140](http://Cambridge MA 02140)  
[Bostonsbestdev.com](http://Bostonsbestdev.com)

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**Carol Greeley** <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>  
To: Matthew Urciuoli <[realtormattu@gmail.com](mailto:realtormattu@gmail.com)>

Wed, Sep 28, 2022 at 9:24 AM

You can send it as an amendment right now and I will attach it to the application. I have not sent everything new along yet to the Commissioners. - Carol

[Quoted text hidden]

--  
Carol Greeley, Executive Secretary  
Arlington Historic District Commissions  
(781) 316-3265  
[ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us)  
[www.arlingtonhistoricdistrict.com](http://www.arlingtonhistoricdistrict.com)

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**Matthew Urciuoli** <[realtormattu@gmail.com](mailto:realtormattu@gmail.com)>  
To: Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>

Wed, Sep 28, 2022 at 11:19 AM

Carol  
Thank you so much  
I'll do that today  
[Quoted text hidden]

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**Matthew Urciuoli** <[realtormattu@gmail.com](mailto:realtormattu@gmail.com)>  
To: Carol Greeley <[carol.greeley@gmail.com](mailto:carol.greeley@gmail.com)>

Wed, Sep 28, 2022 at 12:48 PM

Thank you Carol!

**194**

Attached is the updated window application. I edited the original window application to replace the original application I'll bring the samples Tuesday to your office. I'll get you a time when we are a bit closer to the day  
Here if you need me,

**Matthew Urciuoli**

NEM Properties Inc

**Broker:** Red Bow Realty

**Board Member:** Friends of Robin's Farm Park

2464 Massachusetts Avenue, Suite 440

Cambridge MA 02140

617-281-3476 realtormattu@gmail.com

[Quoted text hidden]

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 **Window Application AHDC.pdf**

16988K

**Supplemental information to all applications currently pending at 38 Gray St**

To the Arlington Historic District Commission:

Several applications have been submitted for new siding, windows and other necessary repairs. I have had a few unfortunate interactions with members of the board making it prudent to address a few things.

My family is moving into 38 Gray St. For some reason one identified AHDC member David Baldwin and one unidentified member, made it a point to come to my home and accuse me of not being forthright in my claim to be moving into 38 Gray St.

David asked me if I was moving into the property or planning to sell it? I answered, "I am moving in with my family". David replied directly, "I don't believe you." The second member pulled up in a car with a female passenger. A gentleman I estimate to be in the 60-80 age range came out and stood on the lawn at 38 Gray St. I addressed him from the window. He mentioned he was with the historic commission (may not be District). He asked me if I bought the house. I affirmed that I had bought the house and was moving in with my family. He let me know he didn't believe I was moving into the house. At this time my patience had grown thin. Thankfully my daughter was present so the conversation ended there.

Moving a family of 4+1 can be very stressful in the best of cases. With a renovation of this scale and delays, things are at a breaking point. Our former home is on the market and we are currently renting a temporary home while the renovation continues. These 2 encounters and my interactions with Stephen, noted below, are making a very stressful situation unnecessarily more stressful. For this reason I have added a little background information and a summary of events that led to these applications.

A little background about myself ,Nataliya and our 2 girls. Last year my wife Nataliya and family were just about done with our house search. We had just negotiated a deal for a house on Bartlett. Just as this was coming together my wife was diagnosed with Colon cancer, softball size tumor and given a 50/50 shot at 5 years. Diagnosed in May, on her birthday no less. The house on Bartlett was no longer a concern, our trip to California postponed and chemo began in the following weeks. In November as Nataliya was getting close to the end of her treatment I was diagnosed with Thyroid cancer. My cancer was thankfully far easier to treat than Nataliya's cancer. Nataliya is now in remission. To celebrate we booked our postponed California dream vacation with our kids. As things began to look up we were able to get 38 Gray St under contract. Right before going to California we

closed on 38 Gray St. I met with Stephen to discuss the repair and replacement of the siding and windows. From speaking with Stephen he concurred the cost to fix the existing windows would be about the same as installing replacement windows. Replacement windows as I understood at the time are about 450-600 installed. When in fact the Marvin windows Stephen later told us the board has approved cost \$4000 installed. This was the first omission I noted.

My team started interior demolition. Stephen suggested it was essential I protected the windows for repair. He mentioned keeping them off site, which I did by storing them at 65 Beacon St Arlington.

While in California I received a call from Stephen on my cell phone. He seemed very stressed that the chimneys had been taken down and this was not allowed. I let him know this was the first I heard about this event. I called my project manager who was at lunch at the time. He went back to Gray Street and saw the chimneys were in fact demolished mistakenly by our subcontractor. I emailed Steven to let him know what happened. I let him know there was apparently a miscommunication between the project manager and the subcontractor. Stephen had insisted on the phone earlier that I would be required to replace the chimneys using the same old bricks.

After this event I got 2 quotes to repair the chimney both in excess of \$50,000.00. After further thought I have come to the conclusion that rebuilding the chimneys seems unnecessary considering I will not be using the chimneys. When I returned from California I was hit with more bad news. My contractor was in trouble with the town and all his work was stopped by the town, including 38 Gray St. When I found a new contractor the town gave me permission to start work again. The inspector let me know that Stephen had requested to be at the meeting with the inspector and my team.

This meeting was the moment I realized I would have to stop taking Stephen's advice and figure things out for myself.

In August while this was going on we were also packing up our home to put it on the market. We need to sell our Lafayette St home to be able to pay for the renovations at Gray St. That brings us up to date with our home on the market for a second weekend and fingers crossed for a quick sale.

The call from Stephen about the chimney was upsetting for the following reasons:

1. I should not be getting calls on my cell phone unless it is truly urgent. I was with my family on vacation as Stephen was aware and he noted on the call. An email would suffice. It left me feeling stressed and harassed.
2. The call was not honest. Yes a minor repair application or CONA may need to be filed for a chimney. This is not so cut and dry as he made the matter seem. The chimney on the family room was constructed between 1949-1952 and could not be considered historically significant by any reasonable person. The other chimney is no more significant than any other chimney on the neighboring houses. It may need to be rebuilt and may need to be old bricks. Not as clear as he made it seem.

The meeting with Stephen Makowka, Building Inspector Kam and my team Andre, Tony and Ryan. I realized I would not be able to work with Stephen any more. The team found him to be, “smug”, “untrustworthy” and “personally attached” and a “bully”. The specific reasons mentioned were his use of the term “our preference” several times, a resistance to give any specifics or list of approved materials. A demanding attitude towards us even suggesting other reasonable options. These items would have given some guidance that would help us in the process. “You'll have to make your case” and “We don't approve that” were the answers to my questions. Yes Stephen is the Chair of the board and the monitor of the CONA at 38 Gray St. However he is not the board in its entirety. When asked by the building inspector specifically if a couple different windows were acceptable, Stephen said “no” and eventually conceded that only a specific Marvin Window would be approved. Directly in conflict with Mass Chap 40c and the Establishment of Historic District guidance from the Sec of State. The bylaw restricts and specifically states nothing should discourage an application. “(g) A commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an historic district and a roster of certain colors of paint and roofing materials which will meet the requirements of an historic district, but no such determination shall limit the right of an applicant to present other designs or colors to the commission for its approval.” Stephen Makowka also advised me to not put forward a hardship or mention the costs to the board. In front of the team and the inspector, Stephen cited “the board does not consider financial distress in their decisions.” Again Stephen was not honest or forthcoming. Attached find Chap 40C Section 10(c) specifically requiring financial hardship be considered by the board.

After the meeting I met with members of the preservation boards in Cambridge and Charlestown and a historic architect. These meetings led to the submission of these applications.

**Here are the important points about 38 Gray St in particular and AHDC**

1. 38 Gray St built in 1902 is abutted by 34 Gray St and 44 Gray St: 34 Gray St built in 1903 and 44 Gray St built in 1901. These homes are not in the jurisdiction of the AHDC. These homes have equal or greater historic significance when compared to 38 Gray St.
2. 38 Gray St does not have any significant history that would warrant strict preservation.
3. The AHDC should be concerned with street view. The materials of a property are only visible at close inspection and not the concert or purview of a historic commission unless specifically relevant.
4. Chapter 40C section 5 definitions: the words "exterior architectural feature" means such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the **type and style of windows**, doors, lights, signs and other appurtenant exterior fixtures

**Type of Window:Double Hung   STYLE:Grid**

5. 38 Gray St is a house structure and an addition ,as mentioned above the addition was constructed between 1949-1952 and the main home 1902.
6. 38 Gray St is in deplorable condition not fit for occupancy. My proposed changes will maintain the overall look of the home and make the home comply with environmental regulations. Currently the wood windows are in disrepair.
7. The windows removed from the house number 37. The repair quotes are \$2800-3500 per window. To replace the windows with Harvey vinyl windows would cost \$450/per window. To replace the windows with Harvey Majesty windows would cost \$950/window. To replace the windows with Marvin Windows suggested have been quoted by United Home Experts.
8. Chap 40C Section 10(c) My budget for this project is \$500,000.00 That is \$400,000.00 interior and \$100,000.00 exterior. Normally the siding and window project is completed for \$60,000.00 Given the unknown nature of this commission I budgeted an extra \$40,000.00. The windows alone quoted above is between \$100,000.00-148,000.00. The Cedar siding is very challenging

- to source and is coming in over \$100,000.00 installed.
9. The quality of cedar siding and wood window vs composite siding and aluminum clad windows are clear. Natural Cedar siding is not a logical choice for 5a zone climate and it shows on 38 Gray St currently. Cedar must be painted and maintained at further cost. Composite is installed and power washed annually.
  10. Walls in Massachusetts should be R30 insulation rated or better. Existing wood windows and cedar siding will not offer better than R80 on average with 4" of closed cell insulation. Harvey Majesty with Cedar composite will achieve R20 with 4" of closed cell insulation.
  11. 38 Gray St is not actually in a historic district. It was arbitrarily added to the district with the houses on both sides not added to the district. I will be formally requesting a study be performed by the commission to determine the nature and exact historic reason for the addition. The houses surrounding this house range from 1901-1970.
  12. **38 Gray St is being held to the same or higher standard than homes with a historic significance plaque. The neighboring house has vinyl siding and vinyl windows. 38 Gray St is not significant historically and should be allowed to proceed with a CONA for all applications submitted.**

**In conclusion, anyone looking at 38 Gray St can see 44 Gray St next door or the 1970's house across the street. For this reason keeping the general look of the property is more than sufficient to keep the character of the district. Taking into account the financial hardship we would face to restore the home. The board must vote to approve the applications filed in their entirety.**

7.9 If the CONSTRUCTION or ALTERATION for which an application for a CERTIFICATE of Appropriateness has been filed shall be determined to be inappropriate and therefore disapproved, or in the event of an application for a CERTIFICATE of Hardship, the COMMISSION shall determine whether, owing to conditions especially affecting the BUILDING or STRUCTURE involved, but not affecting the DISTRICT generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this Bylaw. If the COMMISSION determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, the COMMISSION shall issue a

**CERTIFICATE of Hardship.**

## **Chapter 40C: HISTORIC DISTRICTS**

•**Section 1**Citation

•**Section 2**Purpose

•**Section 3**Establishment of historic districts; pre-requisites; enlargement or reduction of boundaries; amendment of creating ordinance; filing of maps

•**Section 4**Study committees; commissions; establishment; membership; terms; vacancies; compensation; officers

•**Section 5**Definitions

•**Section 6**Certificates of appropriateness, non-applicability or hardship; necessity; applications and plans, etc.; building and demolition permits restricted

•**Section 7**Factors to be considered by commission

•**Section 8**Review authority of commission over certain categories of buildings, structures or exterior architectural features limited; authorization

•**Section 9**Maintenance, repair or replacement.

•**Section 10**Additional powers, functions and duties of commission

•**Section 11**Approval or disapproval of exterior architectural features by commission; meetings; applications for certificates; public hearings; notices

•**Section 12**Review procedure provided by local ordinance or by-law

•**Section 12A**Appeal to superior court

•**Section 13**Jurisdiction of superior court; penalty

•**Section 14**Powers and duties of commissions established as historical commissions

•**Section 15**Filing of ordinances, maps, reports, etc.

•**Section 16**Special historic districts; acceptance and effect of this chapter

•**Section 17**Severability

Section 1. This chapter shall be known and may be cited as the Historic Districts Act.

Section 2. The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of

buildings and places significant in the history of the commonwealth and its cities and towns or their architecture, and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith.

Section 3. A city or town may, by ordinance or by-law adopted by two-thirds vote of the city council in a city or by a two-thirds vote of a town meeting in a town, establish historic districts subject to the following provisions:— Prior to the establishment of any historic district in a city or town an investigation and report on the historical and architectural significance of the buildings, structures or sites to be included in the proposed historic district or districts shall be made by an historic district study committee or by an historic district commission, as provided in this section and in section four, who shall transmit copies of the report to the planning board, if any, of the city or town, and to the Massachusetts historical commission for their respective consideration and recommendations. The buildings, structures or sites to be included in the proposed historic district may consist of one or more parcels or lots of land, or one or more buildings or structures on one or more parcels or lots of land. The Massachusetts historical commission may consult with the director of economic development, the director of housing and community development and the commissioner of environmental management with respect to such reports, and may make guidelines for such reports, and, after public hearing, establish rules as to their form and manner of transmission. Not less than sixty days after such transmittal the study committee shall hold a public hearing on the report after due notice given at least fourteen days prior to the date thereof, which shall include a written notice mailed postage prepaid, to the owners as they appear on the most recent real estate tax list of the board of assessors of all properties to be included in such district or districts. The committee shall submit a final report with its recommendations, a map of the proposed district or districts and a draft of a proposed ordinance or by-law, to the city council or town meeting.

An historic district may be enlarged or reduced or an additional historic district in a city or town created in the manner provided for creation of the initial district, except that (a) in the case of the enlargement or reduction of an existing historic district the investigation, report and hearing shall be by the historic district commission having jurisdiction over such historic district instead of by a study committee; (b) in the case of creation of an additional historic district the investigation, report and hearing shall be by the historic district commission of the city or town, or by the historic district commissions acting jointly if there be more than one, instead of by a study committee unless the commission or commissions recommend otherwise; and (c) if the district is to be reduced written notice

as above provided of the commission's hearing on the proposal shall be given to said owners of each property in the district.

Any ordinance or by-law creating an historic district may, from time to time, be amended in any manner not inconsistent with the provisions of this chapter by a two-thirds vote of the city council in a city or by a two-thirds vote of a town meeting in a town, provided that the substance of such amendment has first been submitted to the historic district commission having jurisdiction over such district for its recommendation and its recommendation has been received or sixty days have elapsed without such recommendation.

No ordinance or by-law creating an historic district, or changing the boundaries of an historic district, shall become effective until a map or maps setting forth the boundaries of the historic district, or the change in the boundaries thereof, has been filed with the city clerk or town clerk and has been recorded in the registry of deeds for the county or district in which the city or town is located, and the provisions of section thirteen A of chapter thirty-six shall not apply.

Section 4. An historic district study committee may be established in any city or town by vote of the city council or board of selectmen for the purpose of making an investigation of the desirability of establishing an historic district or districts therein. The study committee shall consist of not less than three nor more than seven members appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, including one member from two nominees submitted by the local historical society or, in the absence thereof, by the Society for the Preservation of New England Antiquities, one member from two nominees submitted by the chapter of the American Institute of Architects covering the area, and one member from two nominees of the board of realtors, if any, covering the area. If within thirty days after submission of a written request for nominees to any of the organizations herein named no such nominations have been made the appointing body may proceed to appoint the study committee without nominations by such organization.

Whenever an historic district is established as provided in section three an historic district commission shall be established which shall consist of not less than three nor more than seven members. An historic district commission shall be appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, in the same manner as an historic district study committee unless (a) the report recommending its establishment recommends alternate or additional

organizations to submit nominees for membership and states reasons why such alternate or additional organizations would be appropriate or more appropriate for the particular city or town, the Massachusetts historical commission does not recommend otherwise prior to the public hearing on the establishment of the district, and the ordinance or by-law so provides; or (b) there is an existing historic district commission in the city or town which the report recommends should administer the new district, and the ordinance or by-law so provides. Unless the report recommends otherwise on account of the small number of residents or individual property owners, and the ordinance or by-law so provides, the members of the historic district commission shall include one or more residents of or owners of property in an historic district to be administered by the commission. If within thirty days after submission of a written request for nominees to an organization entitled to submit nominations for membership on the commission no such nominations have been made the appointing body may proceed to make the appointment to the commission without nomination by such organization. The appointments to membership in the commission shall be so arranged that the term of at least one member will expire each year, and their successors shall be appointed in the same manner as the original appointment for terms of three years. Vacancies shall be filled in the same manner as the original appointment for the unexpired term. Ordinances or by-laws adopted hereunder may provide for the appointment of alternate members not exceeding in number the principal members who need not be from nominees of organizations entitled to nominate members. In case of the absence, inability to act or unwillingness to act because of self-interest on the part of a member of the commission, his place shall be taken by an alternate member designated by the chairman. Each member and alternate shall continue in office after the expiration of his term until his successor is duly appointed and qualified. All members shall serve without compensation. The commission shall elect annually a chairman and vice-chairman from its own number and a secretary from within or without its number.

Section 5. As used in this chapter the word "altered" includes the words "rebuilt", "reconstructed", "restored", "removed" and "demolished" and the phrase "changed in exterior color"; the word "building" means a combination of materials forming a shelter for persons, animals or property; the word "commission" means the commission acting as the historic district commission; the word "constructed" includes the words "built", "erected", "installed", "enlarged", and "moved"; the words "exterior architectural feature" means such portion of the exterior of a building or structure as is open to view

from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures; the words "person aggrieved" mean the applicant, an owner of adjoining property, an owner of property within the same historic district as property within one hundred feet of said property lines and any charitable corporation in which one of its purposes is the preservation of historic structures or districts; and the word "structure" means a combination of materials other than a building, including a sign, fence, wall, terrace, walk or driveway.

Section 6. Except as the ordinance or by-law may otherwise provide in accordance with section eight or said section eight or nine, no building or structure within an historic district shall be constructed or altered in any way that affects exterior architectural features unless the commission shall first have issued a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship with respect to such construction or alteration.

Any person who desires to obtain a certificate from the commission shall file with the commission an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the commission to enable it to make a determination on the application.

No building permit for construction of a building or structure or for alteration of an exterior architectural feature within an historic district and no demolition permit for demolition or removal of a building or structure within an historic district shall be issued by a city or town or any department thereof until the certificate required by this section has been issued by the commission.

Section 7. In passing upon matters before it the commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or

additions to existing buildings or structures the commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law. When ruling on applications for certificates of appropriateness for solar energy systems, as defined in section one A of chapter forty A, the commission shall also consider the policy of the commonwealth to encourage the use of solar energy systems and to protect solar access. The commission shall not consider interior arrangements or architectural features not subject to public view.

The commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.

Section 8. (a) Any city or town may provide in the ordinance or by-law establishing a district or in any amendment thereof that the authority of the commission shall not extend to the review of one or more of the following categories of buildings or structures or exterior architectural features in the historic district, and, in this event, the buildings or structures or exterior architectural features so excluded may be constructed or altered within the historic district without review by the commission:

- (1) Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the commission may reasonably specify.
- (2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.
- (3) Walls and fences, or either of them.
- (4) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.
- (5) The color of paint.
- (6) The color of materials used on roofs.
- (7) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than twelve square feet in area,

consist of letters painted on wood without symbol or trademark and if illuminated is illuminated only indirectly; or either of them.

(8) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

(b) A commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under paragraph (a), if the provisions of the ordinance or by-law do not limit the authority of the commission with respect thereto, may be constructed or altered without review by the commission without causing substantial derogation from the intent and purposes of this chapter.

(c) A city or town may provide in its ordinance or by-law, or in any amendment thereof, that the authority of the commission shall be limited to exterior architectural features within a district which are subject to view from one or more designated public streets, public ways, public parks or public bodies of water, although other portions of buildings or structures within the district may be otherwise subject to public view, and, in the absence of such provision of the ordinance or by-law, a commission may determine from time to time after public hearing that the authority of the commission may be so limited without substantial derogation from the intent and purposes of this chapter.

(d) Upon request the commission shall issue a certificate of nonapplicability with respect to construction or alteration in any category then not subject to review by the commission in accordance with the provisions of paragraph (a), (b) or (c).

Section 9. Nothing in this chapter shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an historic district which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the applicable historic district ordinance or by-law.

#### **Section 10:** Additional powers, functions and duties of commission

Section 10. The commission shall have the following additional powers, functions and duties:—(a) If

the commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the historic district, the commission shall cause a certificate of appropriateness to be issued to the applicant. In the case of a disapproval of an application for a certificate of appropriateness the commission shall place upon its records the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the commission, to be issued to the applicant, and the commission may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material and similar features. Prior to the issuance of any disapproval the commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the commission. If within fourteen days of the receipt of such a notice the applicant files a written modification of his application in conformity with the recommended changes of the commission, the commission shall cause a certificate of appropriateness to be issued to the applicant.

- (b) In the case of a determination by the commission that an application for a certificate of appropriateness or for a certificate of nonapplicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the commission in accordance with the provisions of section eight, the commission shall cause a certificate of nonapplicability to be issued to the applicant.
- (c) If the construction or alteration for which an application for a certificate of appropriateness has been filed shall be determined to be inappropriate, or in the event of an application for a certificate of hardship, the commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historic district generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this chapter. If the commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or in the event of failure to make a determination on an application within the time specified in section eleven, the commission shall cause a certificate of hardship to be issued to the applicant.
- (d) Each certificate issued by the commission shall be dated and signed by its chairman, vice-chairman, secretary or such other person designated by the commission to sign such certificates on its behalf.

- (e) The commission shall keep a permanent record of its resolutions, transactions, and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of this act and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. The commission shall file a copy of any such rules and regulations with the city or town clerk.
- (f) The commission shall file with the city or town clerk and with any department of the city or town having authority to issue building permits a copy or notice of all certificates and determinations of disapproval issued by it.
- (g) A commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an historic district and a roster of certain colors of paint and roofing materials which will meet the requirements of an historic district, but no such determination shall limit the right of an applicant to present other designs or colors to the commission for its approval.
- (h) The commission may, subject to appropriation, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work, and may accept money gifts and expend the same for such purposes. The commission may administer on behalf of the city or town any properties or easements, restrictions or other interests in real property which the city or town may have or may accept as gifts or otherwise and which the city or town may designate the commission as the administrator thereof.
- (i) The commission shall have, in addition to the powers, authority and duties granted to it by this act, such other powers, authority and duties as may be delegated or assigned to it from time to time by vote of the city council or town meeting.

Section 11. Meetings of a commission shall be held at the call of the chairman and shall be called at the request of two members of the commission and in such other manner as the commission shall determine in its rules. A majority of the members of a commission shall constitute a quorum. The concurring vote of a majority of the members of the commission shall be necessary to issue a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship.

A commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the commission. If a commission determines that such application involves

any such features which are subject to approval by the commission the commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided.

The commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as they appear on the most recent real estate tax list of the board of assessors, to the planning board of the city or town, to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the commission shall deem entitled to notice.

As soon as convenient after such public hearing but in any event within sixty days after the filing of the application, or such lesser period as the ordinance or by-law may provide, or within such further time as the applicant may allow in writing, the commission shall make a determination on the application. If the commission shall fail to make a determination within such period of time the commission shall thereupon issue a certificate of hardship.

A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the commission if the commission determines that the exterior architectural feature involved or its category or color, as the case may be, is so insubstantial in its effect on the historic district that it may be reviewed by the commission without public hearing on the application, provided, however, that if the commission dispenses with a public hearing on an application notice of the application shall be given to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as above provided and ten days shall elapse after the mailing of such notice before the commission may act upon such application.

Section 12. A city or town may provide in its ordinance or by-law or in any amendment thereof, for a review procedure whereby any person aggrieved by a determination of the commission may, within twenty days after the filing of the notice of such determination with the city or town clerk, file a written request with the commission for a review by a person or persons of competence and experience in such matters, designated by the regional planning agency of which the city or town is a member. If the city or town is not a member of a regional planning agency, the department of community affairs shall select the appropriate regional planning agency.

The finding of the person or persons making such review shall be filed with the city or town clerk within forty-five days after the request, and shall be binding on the applicant and the commission, unless a further appeal is sought in the superior court as provided in section twelve A.

Section 12A. Any person aggrieved by a determination of the commission, or by the finding of a person or persons making a review, if the provisions of section twelve are included in a local ordinance or by-law, may, within twenty days after the filing of the notice of such determination or such finding with the city or town clerk, appeal to the superior court sitting in equity for the county in which the city or town is situated. The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the decision of the commission to be unsupported by the evidence or to exceed the authority of the commission, or may remand the case for further action by the commission or make such other decree as justice and equity may require. The remedy provided by this section shall be exclusive but the parties shall have all rights of appeal and exception as in other equity cases. Costs shall not be allowed against the commission unless it shall appear to the court that the commission acted with gross negligence, in bad faith or with malice in the matter from which the appeal was taken. Costs shall not be allowed against the party appealing from such determination of the commission unless it shall appear to the court that such party acted in bad faith or with malice in making the appeal to the court.

Section 13. The superior court sitting in equity for the county in which the city or town is situated shall have jurisdiction to enforce the provisions of this chapter and any ordinance or by-law enacted hereunder and the determinations, rulings and regulations issued pursuant thereto and may, upon the petition of the mayor or of the board of selectmen or of the commission, restrain by injunction violations thereof; and, without limitation, such court may order the removal of any building, structure or exterior architectural feature constructed in violation thereof, or the substantial restoration of any building, structure or exterior architectural feature altered or demolished in violation thereof, and may issue such other orders for relief as may be equitable.

Whoever violates any of the provisions of this chapter shall be punished by a fine of not less than ten dollars nor more than five hundred dollars. Each day during any portion of which a violation continues to exist shall constitute a separate offense.

Section 14. If the city council or town meeting so votes a commission established hereunder shall have the powers and duties of an historical commission as provided in section eight D of chapter forty and, in this event, a commission may be entitled an historical commission.

Section 15. All ordinance or by-laws creating an historic district adopted by a city or town under authority of this chapter and under authority of any special law, unless the special law shall otherwise provide, amendments thereto, maps of historic districts created thereunder, and annual reports and other publications of commissions, and rosters of membership therein, shall be filed with the Massachusetts historical commission.

Section 16. A city or town in which there is located an historic district established under a special law may, upon recommendation of the historic district commission having jurisdiction over such district, accept the provisions of this chapter with respect to such district by a two-thirds vote of the city council in a city or by two-thirds vote of a town meeting in a town, and thereafter such historic district shall be subject to the provisions of this chapter notwithstanding the terms of any special act pursuant to which such historic district was created. The provisions of this chapter shall not impair the validity of an historic district established under any special act.

Section 17. The provisions of this chapter shall be deemed to be severable. If any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction the remaining provisions shall continue in full force and effect.



# Application #5 CONA for ROOF & GUTTERS

## Arlington Historic District Commissions

### Application for Certificate

**(Read attached instructions  
before completing form)**

|                          |  |
|--------------------------|--|
| For Commission Use Only: |  |
| Date Rec:                |  |
| Hearing Date:            |  |
| Certificate #:           |  |
| Monitor:                 |  |

**Certificate Requested:**

**REVISED  
APPLICATION  
RECEIVED  
10-25-2022**

**Appropriateness** – for work described herein

Minor project      Major Project      Demolition

**✓ Non-Applicability** – for the following reason(s):

Not subject to public view

\ Maintenance, repair, or replacement using same design and materials

Proposed change specifically excluded from review under Bylaw

Other: \_\_\_\_\_

**Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

**General Information:**

Property Address 38 Gray St

District Jason

Owner(s) Matthew Urciuoli

Email realtormattu@gmail.com

Owner's Phone (h) 617-281-3476

(w) \_\_\_\_\_

(fax) \_\_\_\_\_

Owner's Address 38 Gray St Arlington MA 02476

Applicant (if not Owner) \_\_\_\_\_

Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Applicant's Relationship to Owner \_\_\_\_\_

Contractor Rubicon Construction

Phone (617) 936-5888

Architect \_\_\_\_\_

Phone \_\_\_\_\_

**Dates of Anticipated Work:** Start 11/1/22

Completion 12/31/22

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

Replacing current Asphalt roof (3 tab) with Asphalt roof (architectural shingles)

Repairing or replacing aluminum gutters with like gutters

**Required Documentation Acknowledgement:** (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

**I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.**

Owners Signature(s):  Date: 10/25/22

**REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT:** Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commissions' Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's Executive Secretary. Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

#### **Types of Certificates:**

**Certificate of Appropriateness** – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

**Minor Projects:** doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

**Major Projects:** new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

**Demolition Projects:** removal of any existing structure or portion thereof in a Historic District.

**Certificate of Non-Applicability** – Issued for matters that are specifically excluded from AHDC review.

**Certificate of Hardship** – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

**Required Documentation:** At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

**Application Deadlines:** The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

**Minor Projects: 7 calendar days prior to scheduled hearing**

**Major Projects or Demolition: 14 calendar days prior to scheduled hearing**

In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month.

Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

**Contact Information:** Additional information is available at: [arlingtonhistoricdistrict.com](http://arlingtonhistoricdistrict.com). Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, [ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us), (781) 316-3265. Any additional questions can be addressed to the Commissions' Chair Stephen Makowka at [ahdcchair@town.arlington.ma.us](mailto:ahdcchair@town.arlington.ma.us). CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.

**ARLINGTON HISTORIC DISTRICT APPLICATION**  
**Supporting Documentation Checklist**

**REVISED  
APPLICATION  
RECEIVED  
10-25-2022**

Property Address 38 Gray St Arlington

District Jason

Applicant's Name Matthew Urciuoli

Email realtormattu@gmail.com

Applicant's Phone (Day) 617-281-3476

(Mobile) \_\_\_\_\_

**For Minor Projects or — Certificate of Non-Applicability**

- Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

- Manufacturer's literature and specifications sheets describing the proposed feature(s)**

- Description of how the proposed work is either compatible with the District or Non-Applicable**

**For Major Projects**

- Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

- Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

- Plans**

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

- Elevations of building facades- identify:**

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

- Wall sections (especially showing projecting features such as bays, balconies, porches, additions)**

- Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)**

- Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)**

- For projections, additions and new construction also include:**

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan-existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

- Manufacturers' literature and specification sheets describing the proposed components**

- Suggested Supporting Submittals: Model; Physical Samples**

- Description of how the proposed work is compatible with the District.**

**For Demolition**

- Statement of current state of existing structure and reason for demolition**

- Statement of the historic significance of the structure**

- Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

- Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s): 

Date: 10/25/22

**PREVIOUSLY ISSUED  
CERTIFICATE OF NON-APPLICABILITY**



**TOWN OF ARLINGTON  
JASON/GRAY  
HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF NON-APPLICABILITY**

PURSUANT TO MGL CHAPTER 40C AND ARLINGTON BYLAW TITLE VII, THE COMMISSION GRANTS THIS CERTIFICATE OF NON-APPLICABILITY (22-25J) TO:

Name: **Matthew Urcioli**  
 Address: **10 Lafayette Street, Arlington MA 02474**

WITH RESPECT TO THE PROPERTY LOCATED IN SAID DISTRICT AT

Address: **38 Gray Street, Arlington**

FOR THE FOLLOWING WORK ONLY WHICH HAS BEEN DEEMED TO LIE OUTSIDE THE COMMISSION'S JURISDICTION.

**AS DESCRIBED IN APPLICATION AND ACCOMPANYING DOCUMENTATION FOR REPAIR AND REPLACEMENT OF EXISTING WOOD SHINGLES, REPAIR OF EXISTING WOOD WINDOWS, AND REPLACEMENT OF ARCHITECTURAL ASPHALT ROOF. ALL WORK TO BE DONE WITH MATCHING MATERIALS AND DESIGN (PER DEFINITION OF THE TERM "MATCH" AS DETAILED BELOW). APPLICANT MUST REACH OUT TO MONITOR PRIOR TO STARTING WORK.**

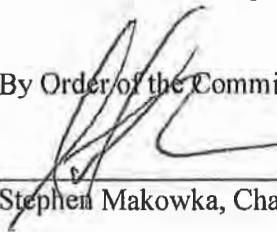
NOTE: All work shall be carried out strictly as illustrated and specified in the application hereto and as may have been modified by the Commission. The term "match" if used herein means the exact replication in material, dimension, configuration, spacing, pattern, texture, finish and (where appropriate) color. Any additional work outside the scope of this certificate, or material deviation therefrom, may NOT be initiated without a new certificate or modification of this certificate by the Commission.

The Project Monitor for this certificate is **Steve Makowka (617) 480-1860;**  
**AHDCchair@town.arlington.ma.us.** Any further modifications of design or construction documents must be consistent with this certificate. Such documents shall be submitted to, and all work is subject to final acceptance by, the Project Monitor. Said Monitor may approve substitutions or modifications arising from unforeseen circumstances only to the extent they do not deviate from the intent of this certificate. Such approvals shall in no way relieve the applicant from other appropriate regulations or necessary permits and shall not be construed as professional advice in any form. The Commission reserves the right to report all significant deviations from this certificate to the Director of Home Improvement Contractor Registration.

This certificate is granted with the conditions that, unless noted, the work shall be completed within one year from the date of this certificate and that it shall be incorporated into any agreements between the applicant and his contractors. Although the Building Permit may be general in nature, it does not override the particularity of this Certificate which is to be considered incorporated into the Permit whether or not a copy of it is actually attached thereto.

By Order of the Commission:

6/28/12  
 Dated

  
 Stephen Makowka, Chair

Applicant    Building Insp.    Orig./Exec. Sec.  Monitor    Town Clerk    Chair    File